



**GASCOIGNE
HALMAN**

NORLEY GROVE, BREECH MOSS LANE, NORLEY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



NORLEY GROVE, BREECH MOSS LANE, NORLEY, FRODSHAM

Guide Price £1,100,000

An individual detached character family home standing in secluded grounds extending to 3.19 acres, on the edge of Norley Village, adjoining Delamere Forest. The house offers spacious, flexible accommodation extending to over 2600 sq ft and has a separate self-contained annexe, large double garage/workshop, extensive parking and tennis court.

Comment from Andrew Hayes of Gascoigne Halman

Norley Grove is a unique home packed with character, charm and a host of really impressive features. The first is the location and setting. I have rarely visited a home enjoying such high levels of privacy without the feeling of isolation. It lies at the end of a private unadopted lane, tucked away and standing on its own, yet Breech Moss has a great sense of community spirit meaning there are neighbours around should you need them.

Next is the superb position and the aspect of the house. It stands slightly elevated overlooking its own gardens and land with a sunny South facing aspect, enjoying complete privacy and with views to Delamere Forest.

Then there is the self contained luxury annexe. This has been used as a hugely successful holiday let business with regular repeat bookings and some longer term rentals. It is beautifully presented and offers open plan living/kitchen, large double bedroom and luxury bathroom. It has its own private terrace designed to preserve privacy for all residents. It could be used as independent accommodation for extended family or multi generation living.





NORLEY GROVE

A Unique and Characterful Detached Family Home

Secluded Setting and South Facing Aspect

Gardens and Land Extending to 3.19 Acres

Separate Luxury Annexe

Spacious Adaptable Accommodation

Double Garage and Workshop

Tennis Court

Sought After Rural Village

Adjacent to Delamere Forest

Four Double Bedrooms and Three Bathrooms

All Mains Services

NORLEY GROVE | BREECH MOSS LANE, NORLEY, FRODSHAM

The house offers spacious, adaptable accommodation with some lovely features on display such as feature Cheshire brick fireplaces, exposed beams and a handmade custom pitch pine kitchen.

Most rooms enjoy views over the South facing gardens. In terms of flexibility, there are plenty of options as the accommodation extends to around 2600 sq ft (241 sq m).

There are three separate living rooms - a large lounge, dining room and a snug - with each connecting to the other making it great for family gatherings . A stunning conservatory is positioned off the lounge from where views of the gardens are enjoyed. In addition, there are two spacious home offices with potential for a range of other uses. The kitchen/breakfast room has a range of bespoke solid pine cabinets with built in appliances and fitted breakfast area seating.

There is a rear hall, cloakroom and an inner hallway with stairs leading to a very well proportioned first floor.

There are four excellent size double bedrooms and three bathrooms, one being en-suite.

All mains services are connected with independent gas fired central heating systems in the house and the annexe.

The setting is idyllic. It offers privacy, seclusion and feels completely enveloped by nature. It engenders feelings of calm tranquility and is a wonderful rural retreat.

The driveway opens to provide ample parking for multiple vehicles with access to a large double garage and adjoining store/workshop. The house is positioned to fully exploit the sunny South facing views over gardens and beyond, over the paddock towards the forest. A tennis court is located to the side and whilst in need of some repair, it could be a restored for its intended use or as an all year round play area.

The gardens are drenched in natural light and provide year round colour and interest. A wide terrace extends across the rear of the house, draped by colourful wisteria in late spring and summer. A sweeping lawn extends beyond with a natural pond and a variety of trees and shrubs. The paddock extends to approximately 1.7 acres and provides good grazing with trails and riding in Delamere Forest on the doorstep.







LOCATION

Norley is set amidst beautiful Cheshire countryside, on the fringe of Delamere Forest which offers a host of outdoor activities including good walks, mountain biking and nature trails. The house is within walking distance of the village which offers a local grocery shop, popular village primary school and The Tigers Head village pub.

The market town of Frodsham is five miles away with an excellent range of shops, cafes and restaurants and has an historic weekly street market. Northwich is about six miles away with a wide selection of shops and services.

Delamere railway station is a mile away with services to Chester and Manchester line. Chester is approximately 14 miles away, Liverpool 24 miles, Manchester 33 miles. Manchester and Liverpool International Airports are within 45 minutes drive. There is a range of superb schools in both the state and private sector within close proximity.

Those who enjoy sport can take advantage of golf clubs including Delamere, Sandiway, Whitegate Tarporley and Helsby. There is also a renowned motor racing circuit at Oulton Park. Horse racing at Chester, Haydock and Liverpool and major football clubs at Manchester and Liverpool. For those who enjoy cricket, Old Trafford (the home of Lancashire County Cricket Club) is within an hour's drive. Delamere Forest is a wonderful place for families to walk, cycle, horse ride and picnic and an absolute haven for birds and wild life.



TENURE

Freehold.

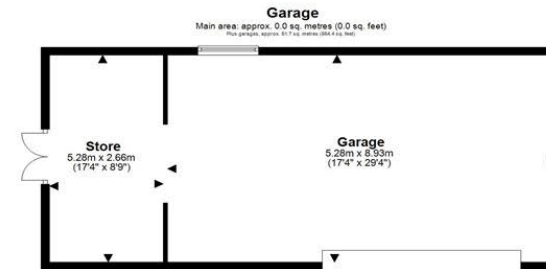
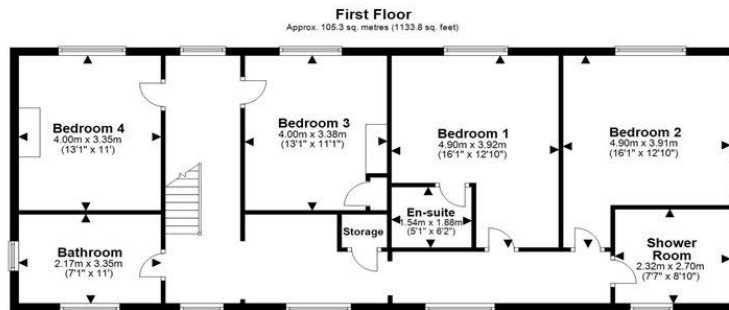
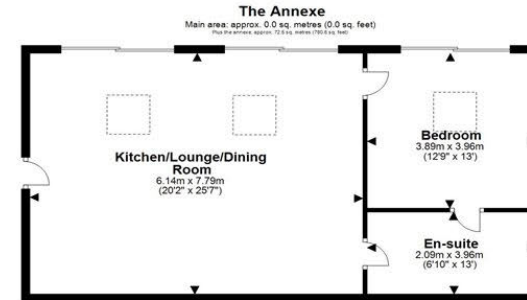
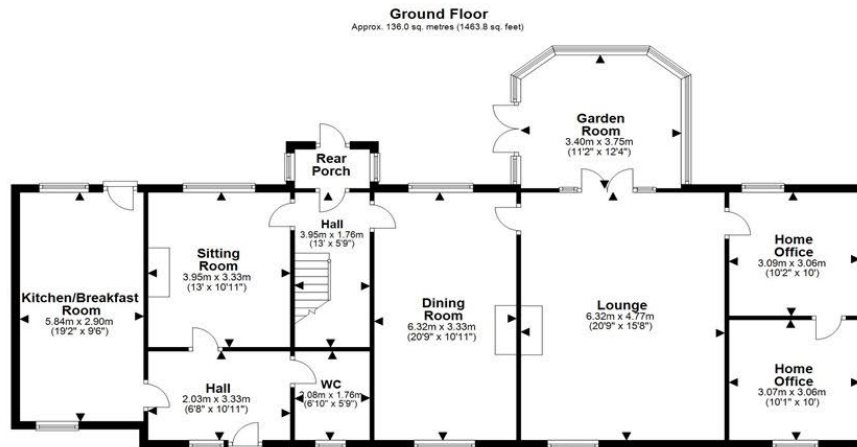
COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

Awaited.





Main area: Approx. 241.3 sq. metres (2597.6 sq. feet)
Plus garages, approx. 61.7 sq. metres (664.4 sq. feet)
Plus the annexe, approx. 22.5 sq. metres (242.6 sq. feet)

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