



**GASCOIGNE
HALMAN**

HOLLYFIELD, WEST VIEW ROAD, NORLEY,
FRODSHAM

THE AREAS LEADING ESTATE AGENT



HOLLYFIELD, WEST VIEW ROAD, NORLEY, FRODSHAM

£850,000

Built in 2022 by renowned local developers, this intelligently designed, striking and distinctive detached home offers high quality, contemporary style living in a superb rural village setting.

The sale of Hollyfield presents a rare and exciting buying opportunity to acquire a modern, energy efficient home with an impressive open plan layout and high grade specification, set in the heart of Norley village, with lovely rural views.

The house has been built using materials sympathetic to it's rural setting and in a style incorporating thoughtful design elements and finishing touches.





HOLLYFIELD

High Quality Detached House

Built in 2022 by Renowned Local Developers

Stylish Contemporary Design

High Quality Specification and Finish

B Rated For Efficiency and Economy

Accommodation over Three Floors

Extends to Over 2400 Sq Ft (226 SQ M)

Large Light Open Plan Living

Luxury Kitchen with High End Appliances

Four Bedrooms and Three Luxury Bathrooms

Garage and Gated Driveway

South Facing Rural Views to Rear

HOLLYFIELD | WEST VIEW ROAD, NORLEY, FRODSHAM

Rustic reclaimed style brickwork blends with stylish anthracite windows with wide bi-fold openings plus a high pitched slate roof with glass atrium feature.

High levels of thermal insulation together with gas fired underfloor heating to the ground floor and radiators on the upper levels results in an impressive B rating for energy efficiency and economy.

The accommodation is arranged over three floors and extends to over 2400 square feet, (226 sq m). There is ample space on offer with a fantastic internal design and a layout optimised for modern day life.

The ground floor is notable for having a wonderful feeling of space and light. Enter the large hallway and observe the bespoke oak and glass staircase, oak joinery and smart flooring. Double doors open to a magnificent open plan living room with twin openings that allow the natural light to flood in and the stunning view to be enjoyed.

This flows in to the stylish custom built, hand painted kitchen with high end built in appliances and quartz working surfaces. There is a separate utility room and cloakroom. Over the two upper floors and four impressive bedrooms and three luxury bathrooms, two being en-suite. The main bedroom has it's own private glass balcony and superb rural views. The top floor room is currently used as a bedroom but offers potential for use as a studio or media room.

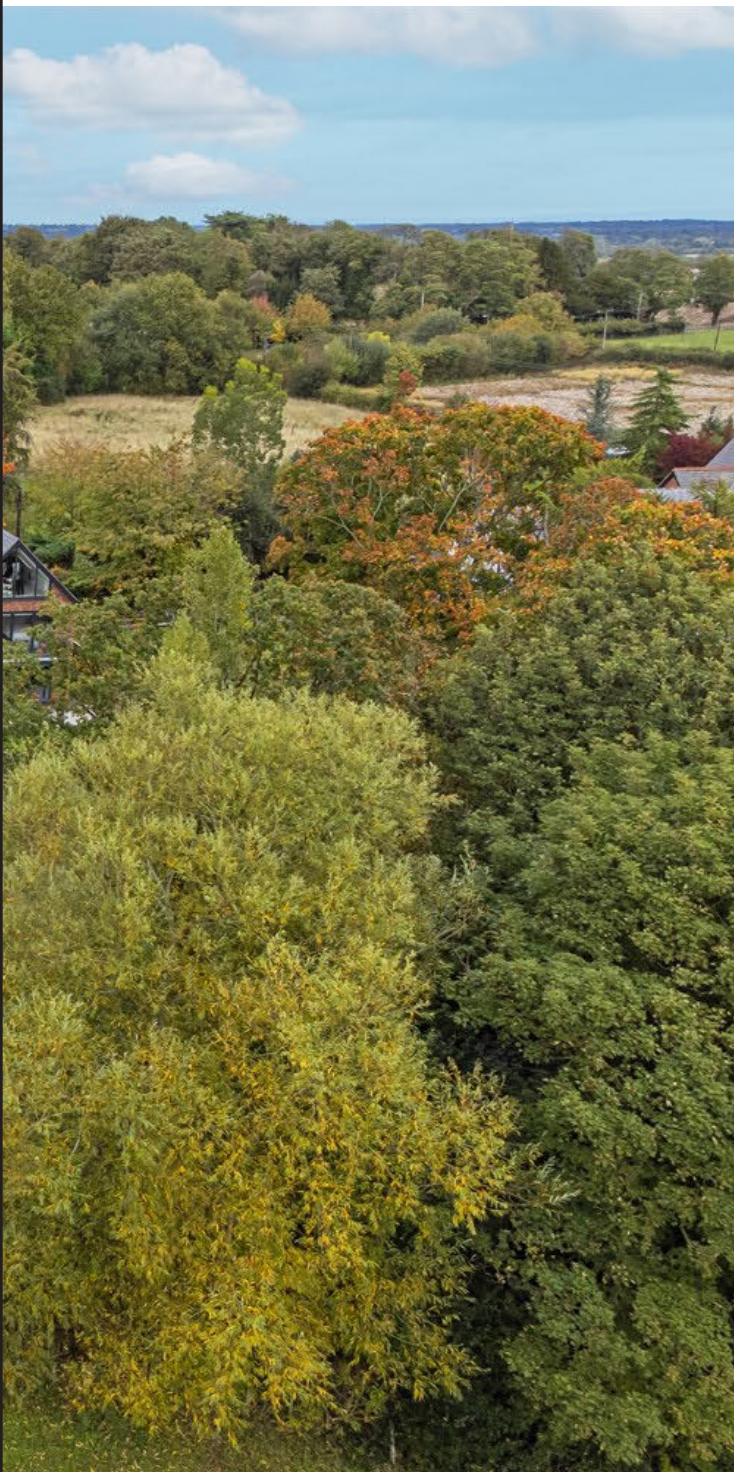
The property enjoys a secluded setting, on a quite lane. It is set behind an automatic gated entrance that serves both this and the adjacent home. There is an attached garage and driveway parking. The private, enclosed South facing rear garden provides a low maintenance area for relaxation and leisure with an outlook over a natural pond and fields beyond.

LOCATION

Norley is a popular rural village, set amidst the Cheshire countryside on the fringe of Delamere Forest which offers a host of outdoor activities including good walks, mountain biking and nature trails.

Delamere railway station is two miles away and is on the Chester -







Manchester line. The Tigers Head pub is just a short walk from the property and other village pubs include The Carriers Inn and Hare and Hounds. There is a lovely village store nearby with other village shops available in Kingsley, Cuddington and Weaverham.

The centre of Frodsham is 5 miles away. It is a thriving market town with a great selection of shops, independent cafes, restaurants and bars. There is an historic street market each Thursday and an artisan producers market held monthly.

There is a range of superb schools in both the state and private sector within close proximity with the popular Grange School in Hartford being under 15 minutes drive away.

Road, rail and motorway connections enable commuting to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within reach. Trains from Crewe and Runcorn offer connections to London in under 2 hours. Manchester and Liverpool International Airports are reached within 45 minutes drive.

Those who enjoy sport can take advantage of local golf and sports clubs. There is a 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 approximately an hours 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

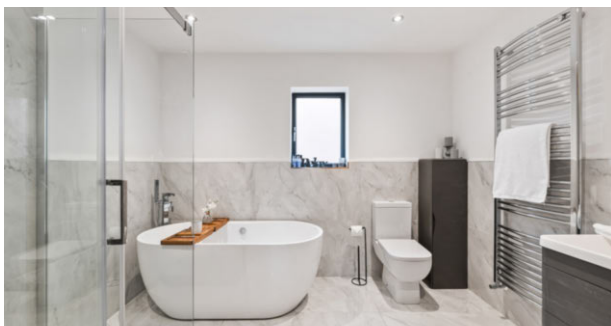
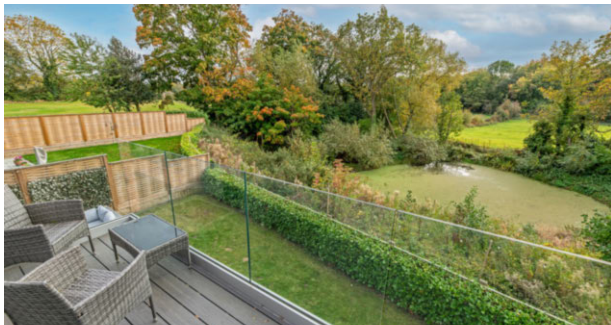
Freehold.

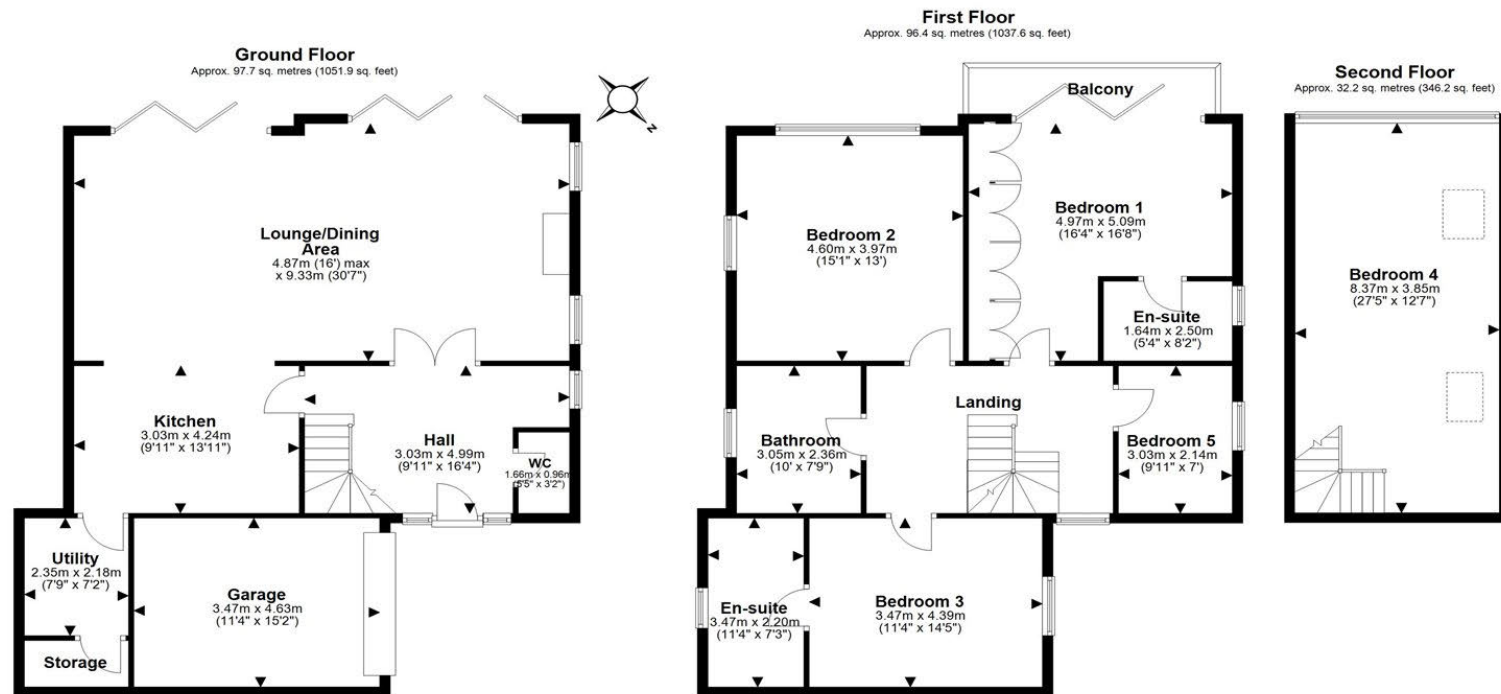
COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

Current B.





Total area: approx. 226.3 sq. metres (2435.7 sq. feet)

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