



Holly Mount, Norley





Holly Mount

Norley, Nr. Frodsham

WA6 8LA

Set within approximately four acres of private and completely secluded grounds and yet centrally positioned within the village of Norley this stunning well proportioned family home, built in 2015 by the current vendors, extends to a generous 5,500 sqft, with planning consent approved for an Annexe Leisure Facility extending to over 700sqft.

- Spacious central Reception Hall, Drawing Room, Dining Room, 32' Kitchen Dining Family Room, Garden Room, versatile Sitting / Playroom, Boot Room with Utility and Shower Room off.
- Master Bedroom Suite with Dressing room and Ensuite Bathroom, 4 Further Double Bedrooms and 4 additional Bathrooms (3 ensuite)
- 2 Versatile second floor Double Bedrooms one with ensuite bathroom. (could be adapted to create teenage suite, Cinema room or to provide staff accommodation).
- Underfloor heating throughout to the Ground and First Floor.
- Extensive and completely secluded grounds extending to circa 4 acres, Large detached Garage
- Planning consent approved for an Annexe Leisure Facility (as part of the original planning application)

Location

Norley is set amidst the Cheshire countryside on the fringe of Delamere Forest which offers a host of outdoor activities including good walks, mountain biking, horse riding, nature trails, a train station and highly regarded golf course. Norley is well situated for access by road and rail to the commercial centres, including Chester, Liverpool and Manchester. Acton Bridge train station is also convenient and gives access to the main West Coast Line. Norley offers a traditional village pub, every day shopping provisions at the local grocery shop whilst the adjacent villages of Kingsley, Cuddington, Frodsham and Northwich offer more comprehensive facilities. There are a host of sporting and leisure clubs locally including rugby, football, hockey, cricket and tennis clubs as well as numerous golf courses. Both primary and secondary state schools are available locally as well as private schooling at The Grange in Hartford or alternatively Abbey Gate College and both The Kings and Queens Schools in Chester.



Accommodation

Glazed panel double doors open to a magnificent central **Reception Hall 5.8m x 4.8m** with **Cloakroom** off is finished with a marble floor and gives access to the Drawing Room, Dining Room and 9.7m Open Plan Kitchen Dining Family Room which in turn gives access to a Garden Room, second Sitting Room, and Boot Room with Utility and Shower Room off. The elegant **Drawing Room 6m x 5.3m** offers attractive views over the gardens bi-fold doors which open onto an **India stone entertaining area**. A central fireplace is fitted with a Minster stone fire surround and hearth. The well-proportioned **Dining Room 6m x 4.2m** overlooks the front and side garden via four large sash windows and is finished with Oak flooring.

The stunning **Kitchen Dining Family Room 9.7m x 6m** fitted with a bespoke Fields handmade kitchen, which includes both a breakfast cupboard and pantry cupboard, along with matching centre island which provides a breakfast bar. A Marble effect work surface compliment the kitchen units. Appliances include a range cooker with five burner gas hob and double oven, there are two integrated fridges 2 integrated freezers a dishwasher and microwave. The Dining area comfortably accommodates an 8/10 person dining table and larger for an occasion, with the informal family sitting area beyond which has bifold doors opening onto the patio and gardens beyond. The kitchen gives access to the **Garden Room 6.0m x 4.4m** which is a further light and airy room benefitting from large windows a feature Lantern roof light and glazed double doors opening onto gardens. The versatile second **Sitting Room 5.8m x 4.4m** is currently utilized as a playroom (as it is also directly accessed off the Kitchen). The **Boot Room** doubles up as a side entrance porch gives access to the **Utility Room, Boiler** and **IT Hub Room** and a **Shower Room** it would also give access to the Pool and Leisure Facility should prospective purchasers wish to build it.





To the first floor there are 5 Double Bedrooms and 5 well appointed Bathrooms (4 en-suite) along with a further 2 versatile Double Bedrooms on the second floor one with an en-suite Bathroom. The large **Master Bedroom Suite** benefits from a walk-in wardrobe / Dressing Room and a spacious well appointed **En-Suite Bathroom** which includes a large shower facility. **Bedroom Two 6.03m x 4.09m** overlooks the rear garden and benefits from an **En-suite Bathroom**. **Bedroom Three 5.7m x 3.3m** and **Bedroom Four 4.2m x 3.6m** both overlook the front garden and benefit from **En-suite Bathrooms**. **Bedroom Five 4.8m x 3.4m** also overlooks the front garden and is adjacent to the well appointed **Family Bathroom**.

The second floor landing gives access to further large versatile Bedrooms which could be adapted to create a teenagers suite, dependent relative or staff accommodation or alternatively a Cinema room **Bedroom Six 6.3m x 3.7m** widening to 5.4m benefits from an **En-suite Bathroom**.





Bedroom Seven 4.2m x 3.7m has a store room off **3.5m x 3.4m** which could be utilized as a Study Room alternatively could potentially be converted to a further en-suite.

Externally

Wrought iron gates open onto a sweeping gravelled driveway this is edged with mature Rhododendron bushes as the driveway opens up to the front of the property with lawn gardens to the front. The driveway continues past the house to a large parking / turning area beside the **Triple Garage 9m x 6m** this is fitted with two automated roller shutter doors as well as storage and services room (this could be a potential wet-room/ bathroom). The driveway continues beyond the garages to a secondary drive which also gives access onto Norley Road. The mature private and completely secluded gardens and grounds extend to circa 4 acres and the property is almost centrally positioned within them. The gardens are principally laid to lawn for easy maintenance, but provide scope for further planting or a small paddock and extend to the front, both sides and the rear of the property, with a natural wildlife garden beyond which include a variety of mature trees and shrubs creating a blanket of privacy. Within the rear garden, a large India stone patio wraps around the rear elevation of the property and can be directly accessed from the Drawing Room, Garden Room and Kitchen Breakfast/Family Room creating the perfect area for alfresco entertaining.

Services / Tenure

Services - Mains water, electricity, gas, septic tank drainage.

Tenure – Freehold.

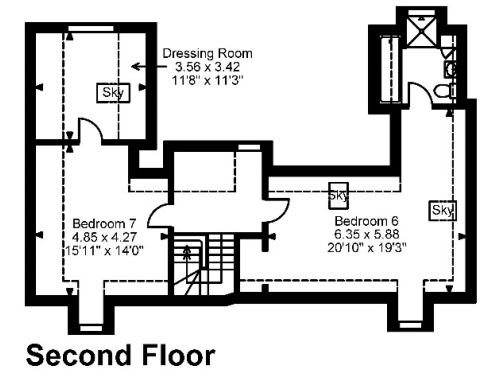
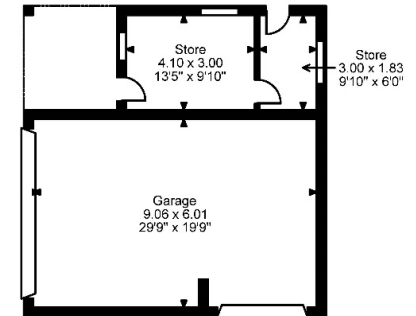
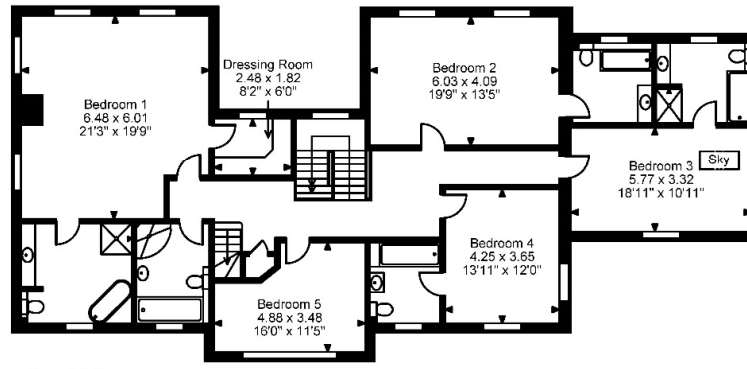
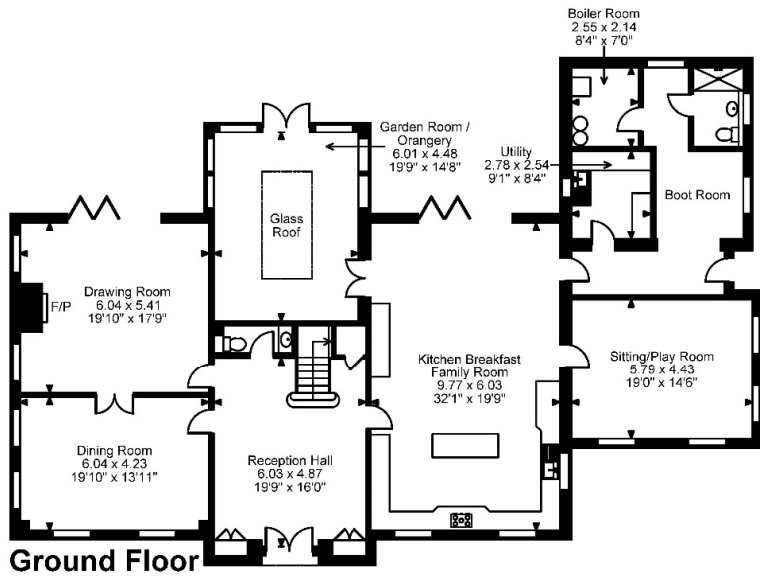
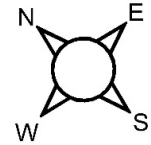
Directions

What 3 Words: irrigate.interest.dots

From the centre of Norley Village with the Tigers Head Pub on your right hand side proceed up School Bank, past the primary school, taking the left fork after approximately 200 m into Hough Lane, at the crossroads turn left onto Fingerpost Lane and the main driveway to Holly Mount will be found after approximately 100 m on the left-hand side.



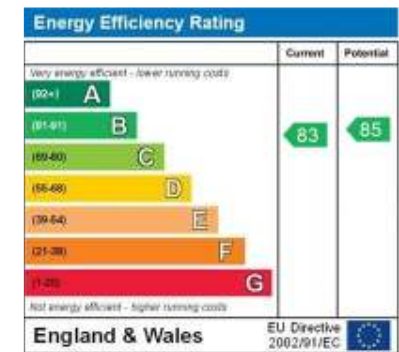
Approximate Gross Internal Area
 Main House = 5382 Sq Ft/500 Sq M
 Garage = 586 Sq Ft/54 Sq M
 Stores = 196 Sq Ft/18 Sq M
 Total = 6164 Sq Ft/572 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441