

# Forest Gate Farm

Delamere Road, Norley, WA6 6NF



LARCH  
PROPERTY



**Forest Gate Farm**  
Delamere Road  
Norley  
WA6 6NF

**A Substantial Five Bedroom  
Country House, With Large  
2 Bedroom Cottage, South  
Westerley Facing Garden,  
Wonderful Paddock Land,  
In All About 14.39 Acres,  
On The Edge Of Delamere  
Forest.**





## Accommodation In Brief

### THE HOUSE

- Entrance porch
- Entrance & rear halls
- Separate WC
- Kitchen breakfast
- 2 reception rooms
- Utility & boot rooms
- Cellar
- 5 double bedrooms (1 en suite)
- Family shower room
- Landscaped gardens, brick garden store with WC
- Free draining paddock land
- In all about 14.39 acres

### THE COTTAGE

- Entrance porch
- Entrance hall
- Kitchen breakfast room
- Utility room
- WC/shower room
- Sitting room
- Garden room
- 2 double bedrooms
- Family bathroom
- Landscaped gardens
- Parking for two cars

## Description

Forest Gate Farm is a substantial country house, with cream rendered elevations punctuated by large UPVC double glazed windows, flooding the house with natural light. This handsome façade is only amplified by the splendid interior, with a suite of large light rooms, with wonderful ceiling height further amplifying the feeling of light and space.

The interior lay out is ideal for modern family living with the rooms adorned with numerous period features, befitting a house of this stature. These features include attractive fireplaces to the ground and first floors, tiled flooring, solid wooden latched doors, beamed ceilings, picture rails, corniced ceilings and a staircase with wooden banisters.

An entrance porch lies over a large front door which opens into the impressive dual aspect dining hall with fireplace, and doors leading through to the main drawing and sitting rooms.

The lovely drawing room sits to the front of the house with open hob grate fireplace with wooden surround and walls with picture rail and cornice ceiling. The sitting room is equal in stature with wooden flooring, corniced ceiling, feature brick fireplace (blocked off) and French doors set into a bay window leading to the al fresco dining area. The sitting room is open plan to the large kitchen/breakfast room with attractive tiled flooring. The kitchen has a full range of hand painted solid wood bespoke wall and floor units with granite worksurface, a Rayburn set into a fireplace recess, ceramic sink, integral hob and electric cooker, dishwasher, fridge and freezer. There is room for a large kitchen table to the centre of the kitchen.

A door from the kitchen leads to the separate WC and rear hall with tiled floor.

Doors open into the large utility room with Belfast sink and equally as large boot room all of which have attractive matching tiled flooring.

The first floor is where three generously proportioned double bedrooms lie, served by a beautifully appointed family bathroom with hob grate fireplace, ball and claw footed free standing bath and a separate shower. There is an equally as impressive fully tiled family shower room. All the bedrooms have built in wardrobes, with hob grate fireplaces and one with a beamed ceiling.





The top floor is where bedrooms four and five are found, both of which are good sized doubles with attic storage rooms off. These would make en suite bathrooms subject to the necessary consents/building work being obtained/done.

The cottage has been the subject of a sympathetic renovation scheme to present a delightful interior that blends seamlessly the contemporary fittings with the period features that remain. The cottage has its own separate garden and parking area and is ideal for granny/nanny or income producing. The current owners have let the cottage successfully for many years.

An entrance porch opens into an entrance hall with cloak room area and WC/shower room off. Doors leads through to the kitchen breakfast room with cream units with wood effect worksurfaces, ceramic sink and built in oven and hob all over a tiled floor. A door leads to the garden room with UPVC elevations, tiled flooring with views and door to the gardens. Off the garden room lies the fitted-out utility room with sink.

The sitting room is dual aspect with feature fireplace. Stairs from the sitting room rise to the first-floor landing with large linen cupboard. The first floor has two expansive double bedrooms both with hob grate fireplaces and one with a built-in wardrobe. These are served by a delightful fully tiled family bathroom.



## Gardens & Paddock Land

An impressive, gated entrance opens into a long hedge lined drive leading to a large parking and turning area for numerous cars, at the front of the house. The drive then continues past the side of the house to a further cobbled parking/turning area for the cottage.

The gardens are a delight and a real feature of the house, being southwest facing, they wrap around the front and side elevations and consist of large expanses of manicured lawns punctured by mature specimen trees, shrubs and well stocked flower borders. There is a private stone terrace/al fresco dining area accessed off French doors from the sitting room, with far reaching views over the paddock land. There is a pretty wicket gate that leads from the gardens to the paddock land.

The extensive paddock land is divided up into a small paddock to the end of the drive/gardens and two much larger fields. These fields all have their own access onto the road, have water and good stock proof fencing. The area is well known for its suitability for horses due to the well-draining soil.



The Cottage



The Cottage has its own private garden that lies to the rear, accessible through the cottage via French doors from the garden room or through the main house's garden. Abutting the garden room lies a large stone terrace / al fresco dining area with steps leading up to the gardens. There is a lawn area with pretty flower boarders and a gravel area, ideal for children's climbing frame or the washing line.

### Location

Forest Gate Farm enjoys a truly magical location, nestled in its own land with views over rolling Cheshire countryside. The house adjoins Delamere Forest, long regarded as one of the most picturesque and scenic parts of the county. The forest offers walking, cycling and off-road riding, covering about 2,400 acres of beautiful mature woodland.

The Sandstone Trail is also close by, offering wonderful walking opportunities.

For the equestrian, there is Kelsall Hill Equestrian Centre, less than 5 miles away. With further facilities at Broxton Hall Gallops, Tushingham and Southview Equestrian Centres, all within an easy drive. The larger equestrian centre of Somerford is only 20 miles away. Polo can be enjoyed locally at Little Budworth.

The Cottage



The Cottage



The Cottage



Local services are provided in the nearby villages of Kingsley and Norley. The pretty village of Kingsley has a Co-op, Post office and pharmacy as well as a public house. These local villages also have primary schools. Frodsham and Chester are all within easy reach offering supermarkets and a selection of sporting and leisure facilities. On the educational front, there are primary schools in the nearby villages and a senior school in Frodsham. Kings and Queens schools and Abbey Gate are located in Chester and The Grange in Northwich.

On the recreational front, there are a variety of leisure classes and social coffee mornings held at the Village Hall at Norley, wind surfing and sailing nearby at Manley Mere, rowing on the River Dee in Chester and several golf courses locally at Delamere, Helsby, Pryors Hayes, Waverton and Tarporley.

Despite the rural setting, Forest Gate Farm is extremely convenient for Chester and closer still to the popular towns of Helsby and Frodsham, with a varied selection of shops on the high street. The area enjoys excellent road communications, within daily traveling distance of the main centres of commerce throughout the Northwest.

The M56 and M53 are close by allowing for ease of access to both Liverpool and Manchester, both are served by international airports. The nearest train station is Delamere with a station also at Mouldsworth and Frodsham. These stations offer regular rail services to Chester, Manchester and travel to London is available from a number of stations locally including Runcorn and Hartford respectively, providing a sub 2hr inter-city service to Euston via Crewe.

**Approximate distances in miles:**

Norley 1.7m | Delamere 2.4m | Delamere train station 1.8m  
| Sandiway 4.2m | Manley 4m | Frodsham 4.2m | Kelsall 5.4m  
| Helsby 6m | M56 motorway Jc 10, 10 m | Chester 13.8m |  
Liverpool Airport 17m | Manchester Airport 23m | Manchester  
31m | Liverpool 32m

The Cottage Garden





## Directions

POSTCODE: WA6 6NF

What three words: facing, sooner, servicing

From the A556, heading away from Chester, turn left at the Vale Royal Abbey Arms public house onto Station Road. Drive past Delamere Forest Golf Club, Delamere train station and through the forest. Proceeding straight on at the crossroads, driving past the Carriers Inn public house and Hatch Mere lake on your left-hand side. Continue on Delamere Road passing Forest Lane on your right. The entrance drive to Forest Gate Farm is the first drive on your right-hand side.

## Property Information

TENURE: Freehold

EPC ratings: The House: D , The Cottage: D

### SERVICES:

THE HOUSE: mains water, electricity, private tank drainage shared with the cottage, oil fired central heating, broad band, alarm.

THE COTTAGE: mains water, electricity, oil fired central heating, private tank drainage shared with the house, (water & electricity separately metered), broad band.

### AGENTS NOTES:

- A new septic tank is being fitted: - Klargestec BioTec
- The sold wooden fence behind the brick garden store will be replaced with a reclaimed red brick wall standing 1.8 metres
- The Cottage is currently let on an assured shorthold tenancy which ends on the 19th June 2026.

LOCAL AUTHORITY: Cheshire West & Chester Council. Tel 0300 123 8123.

### COUNCIL TAX BANDS:

The house: G - £4,120.54 payable for 2026

The cottage: B - £1,992.92 payable for 2026



# Floorplan

Total Approx. Floor Area 4610 Sq. ft. (428.3 Sq. M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





**LARCH**  
PROPERTY

Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: [larch-property.co.uk](http://larch-property.co.uk)

Email: [info@larch-property.co.uk](mailto:info@larch-property.co.uk)

JACKSON EQUESTRIAN t/a Larch Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.