



A home steeped in character and charm, step into a world of timeless beauty, breathtaking views and blissful tranquillity at The Old Beams, cocooned in the Cheshire countryside.



Beyond the electric gated entrance, The Old Beams lives up to its enchanting name; set behind elegant diamond patterned parterre hedging and framed by ancient, sculpted yew trees, the oak beams, bleached with time, herald your arrival home, framing the entrance to the oak portico and Cheshire brick entrance.

Rural, but not remote, The Old Beams appears to have stood proudly for centuries amidst the rolling Cheshire countryside, yet, built in 2005 by a prestigious developer, this robust and solidly built modern home has been designed to the highest of standards, utilising the finest materials, from cast iron drainpipes and gutters to top of the range kitchen appliances. Built for making memories above profit, every corner of The Old Beams resonates with quality.



ENCHANTING ARRIVAL



TIMELESS DESIGN

From beneath the oak portico, step through into the embrace of the entrance hall, where a grand galleried landing adds airiness from above. The contemporary classic decor, with its carefully coordinated, muted hues and soft, chalky Neptune finishes, evokes a sense of restfulness, while the solid oak in the architraves, skirtings and panelling serves as a reminder of the high-quality finish of the home. Underfloor heating exudes comfort throughout.

Freshen up in the downstairs WC with wash basin and soft grey panelling to the lower walls, before stepping through into the lounge on the left.

WARMTH & WELCOME

With its open fire, soft carpet and large windows inviting light through, the lounge offers the perfect space for family gatherings or peaceful evenings. Glazed double doors open to the dining room, where there is storage to one wall and broad French doors opening out onto the large patio, perfect for al fresco dining.





Flowing seamlessly into the open-plan kitchen, where creamy Travertine flooring flows out underfoot, entertaining is effortless at The Old Beams, with a large central island with breakfast bar, inviting conviviality in the centre of the room.

Cook up a feast with a four-oven AGA in mid-blue, Domino hob, combi oven with microwave, and double Fisher and Paykel American style fridge freezer. Storage is abundant– including a double door pantry cupboard and wine rack -within the quality oak cabinetry, painted in contrasting Neptune Green and Limestone shades. From spice racks and shelving to vegetable baskets and drawers, all you need is on hand.

Tucked off the kitchen lies the utility room, where Travertine flooring continues, and further storage can be found, alongside a Belfast sink and plumbing for a washing machine and dryer. With a stable door providing an everyday entrance – this room is perfect when returning home from muddy walks with canine companions.



OUTDOOR LIVING



The kitchen flows seamlessly into a glorious garden room, where three metre windows on both sides draw the daylight in, with French doors opening out into the garden. Evoking the thought and attention to detail which are found indoors, the paving steps from the patio lead up directly ahead, flowing out into the garden, narrowing and naturally focusing your attention at the end of garden, creating a sense of vision, sightlines and pleasing symmetry.

“It opens your mind, sitting having a cup of tea here. It’s uplifting, whether you’re inside the snug on a cold snowy night or in the garden room.”



SOAK UP THE VIEW

Reconnecting with the entrance hallway make your way up the stairs to the landing, a lofty space, with a natural seating area set within the bay dappled by sunlight through a series of rectangular windows. With beautiful bedrooms, including a master suite with a Juliet balcony offering panoramic views over the garden and countryside beyond, The Old Beams provides the ideal sanctuary.



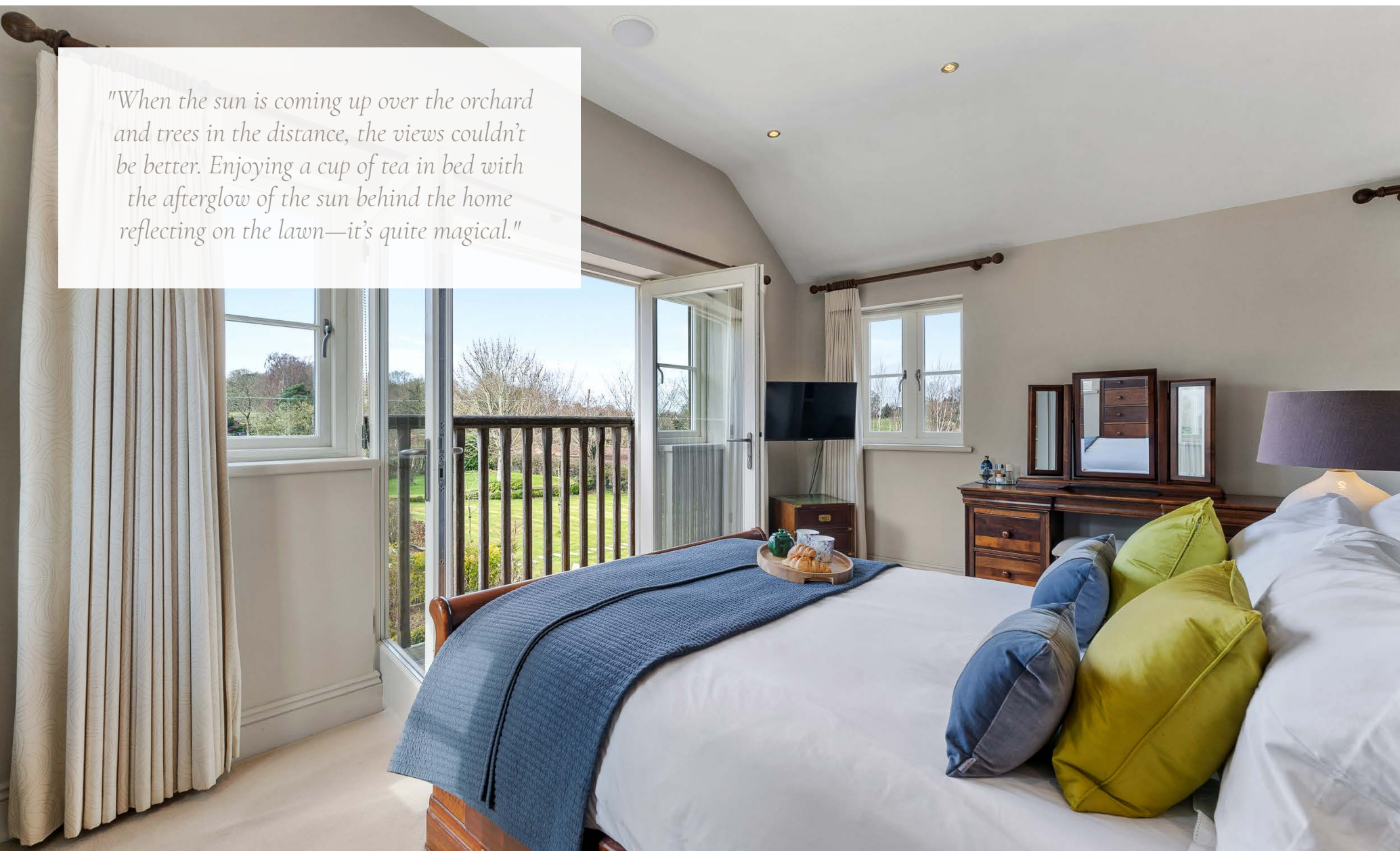
Returning along the landing to the right, a serene guest bedroom features an en suite shower room in matt grey tiling, refurbished within the last three years like all the bathrooms at The Old Beams, and furnished with top quality sanitaryware.



To the right, discover the first of the double bedrooms, currently serving as a nursery, while opposite, large wardrobes offer storage in the second of the spacious double bedrooms.



"When the sun is coming up over the orchard and trees in the distance, the views couldn't be better. Enjoying a cup of tea in bed with the afterglow of the sun behind the home reflecting on the lawn—it's quite magical."



SLEEP SOUNDLY

Peacefully positioned in its own enclave, the master bedroom is a true haven. With plenty of storage within the walk-in wardrobe, refresh and revive in the spa-style en suite featuring modern walk-in shower with Villeroy and Boch fittings, large, matt grey tiles and LED mirror.

Within the main bedroom, the gentle arch of the ceiling as it curves down to meet the walls lends a cosy cottage feel, while fitted speakers comprise part of the Sonos sound system which also features downstairs. French doors open to a Juliet balcony overlooking the blissfully landscaped garden. Wake up to views that vary with the gentle shift of the seasons, from green fields to freshly ploughed furrows.



Back on the landing, turning right, return to the main landing, making a right to reach the luxuriously furnished bathroom with its egg-shaped bathtub, situated next to a final double bedroom where plenty of storage awaits in the range of fitted wardrobes.





The garden itself is a masterpiece of planning and love. With over 100 trees and sculpted flowerbeds, the garden is designed to feel as much a part of the home as the rooms themselves. The kitchen garden, a hub of seasonal produce, brings fresh colour and aroma throughout the seasons, perfect for foodies, while peaceful nooks throughout the garden invite moments of quiet contemplation. The large, paved areas, carefully crafted to echo the layout of the home, create a natural flow from one space to the next—perfect for outdoor entertaining or simply enjoying the expansive views.

A home in harmony with nature, wildlife can be witnessed regularly in the visiting birds and circling buzzards for a total sense of connection with the countryside setting.

Outside, an oak-built garage provides parking for two, with space for six cars on the hardstanding. A large, practical space, designed to blend seamlessly with the home's characterful aesthetic, also features a fully equipped kitchen, complete with a fridge, freezer, washing machine and sink. On the opposite side of the garage, there is room for a sit-on mower, with double doors offering easy access out to the garden.





OUT & ABOUT

Tucked into an idyllic pocket of Cheshire countryside, just a gentle stroll from the heart of the village, while wonderfully rural, The Old Beams is by no means remote. Within a short walk arrive at the centre of the village, where you'll find a newly taken-over pub, The Tiger's Head, and a remarkably well-stocked village shop brimming with artisan products. For a wider choice and a treat, The Hollies Farm Shop is only seven minutes away by car.

For families, the location is second to none. The village school is within walking distance and comes with a glowing reputation, while older children are catered for too, with a school bus service stopping right at the end of the road for several nearby secondaries.

Morning routines here have a certain rhythm. Those with four legged friends can enjoy any number of routes for the daily dog walk. And if your weekends lean a little livelier, Cheshire Polo Ground is just five minutes away by car, with Tarporley and its boutiques, eateries, and energy just beyond.

Embrace the genuine sense of community that is alive in this quaint Cheshire village, with friendly neighbours, countryside all around and great connectivity into the surrounding towns and cities. The perfect blend of peaceful and practical.

Above all else, it is The Old Beams itself that steals the show. Set behind a graceful entrance with elegant gates, from the rich oak beams that nod to its heritage, to the beautifully crafted windows with their intricate design, the quality of the build and finish is evident throughout. But it is the striking silhouette and undeniable presence of the house that truly sets it apart. A home with instant charm and enduring substance, The Old Beams is its own finest feature.



Groceries?

Norley Village Shop - they provide excellent service and produce



A walk?

Delamere Forest. There are also lots of local walks around the village



A bite to eat?

Fox and Barrel in Cotebrook or Terrarium in Tarporley



A pub?

Tiger's Head in Norley or Fox and Barrel in Cotebrook



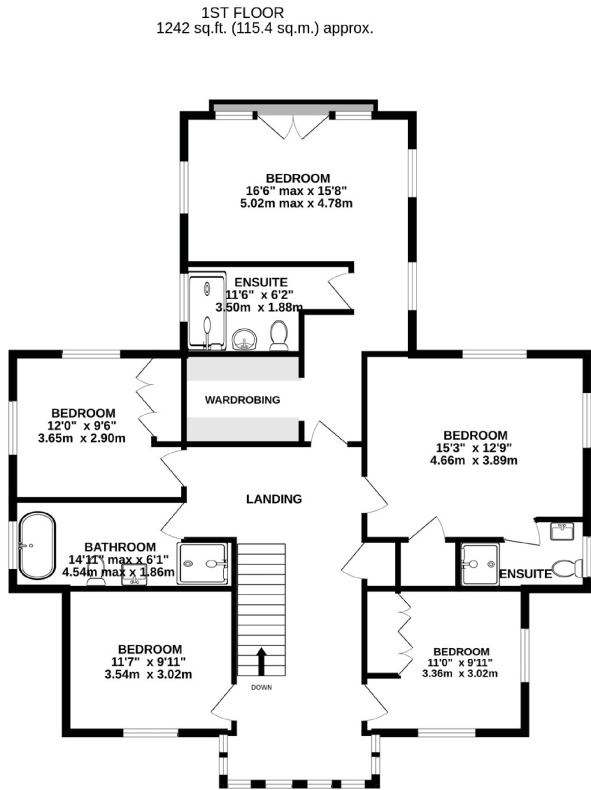
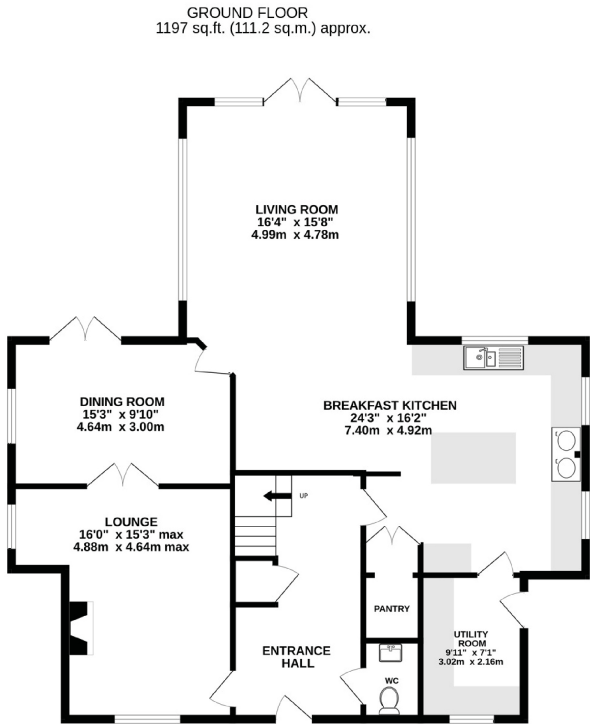
A day out with the family?

Chester is a great place for walks, restaurants and Chester Zoo



Schools?

Norley C of E Primary School

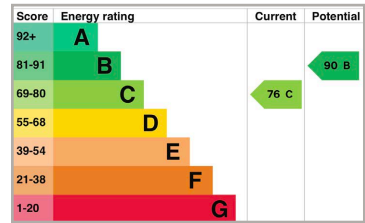



TOTAL FLOOR AREA: 3133 sq.ft. (291 sq.m.) approx.
EXCLUDING OUTBUILDINGS: 2348 sq.ft. (226 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

KEY FEATURES

- Charming Norley home offering privacy and tranquillity
- Beautiful rural views
- 2348 square feet of living space, plus 695 square feet oak framed car port and store
- Large open-plan kitchen-living-dining space
- 5 double bedrooms and 3 bathrooms
- Mature landscaped gardens
- Walking distance to Norley village
- Excellent location for nearby amenities, transport and commuter links



Unable to locate the property?
Try [what3words](#)
 [jazzy.removable.panting](#)

** The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. **





The Old Beams
Cow Lane
Norley
WA6 8PN



storeysofcheshire.co.uk

hello@storeysofcheshire.co.uk
01606 339922 | 01829 700359 | 01925 595950

57 Church Street, Davenham CW9 8NF
56c High Street, Tarporley CW6 0AG