



**GASCOIGNE  
HALMAN**

POST OFFICE LANE, NORLEY, A ONE OFF DETACHED HOUSE  
SET HALF ACRE GARDENS IN A RURAL VILLAGE LOCATION

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THE AREAS LEADING ESTATE AGENT





## POST OFFICE LANE, NORLEY, A ONE OFF DETACHED HOUSE SET HALF ACRE GARDENS IN A RURAL VILLAGE LOCATION

**OIRO £675,000**

**Set in grounds of approximately half an acre and enjoying superb open rural views to the rear - a fabulous individual detached house with the benefit of a detached double garage and spacious and versatile accommodation offering four bedrooms, two bathrooms and two separate reception rooms.**

The is a one off individual detached property with the single storey part built in 1975. The two storey element was added in 1981 creating a very spacious and adaptable layout.

It was built using good quality materials and to a design featuring large rooms with excellent natural lighting.

The property has been well cared for over the years but now provides scope for updating and an opportunity for the new owners to invest and to make it their own.





## DESCRIPTION

The ground floor features an entrance hall, dining room and a large lounge measuring almost 30' x 18'. The breakfast kitchen is at the rear with views onto the rear garden. There are two double bedrooms on the ground floor plus a family bathroom. On the first floor, the main bedroom has open views onto the gardens and open countryside beyond and an en-suite shower room. There a second double bedroom and plenty of built in storage.

Due to the large plot size and highly desirable setting, the property offers considerable potential to further enhance and extend, (subject to the obtaining planning permission).

The house is set back from the lane, discretely positioned behind established hedges with extensive driveway parking and a detached brick built double garage. The entire plot extends to approximately half an acre and includes large areas laid to lawn with a selection of trees, shrubs and mature hedges.

## LOCATION

Norley is set amidst beautiful Cheshire countryside, on the fringe of Delamere Forest which offers a host of outdoor activities including walking, horse riding, 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 both 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.

## TENURE

Freehold.

## COUNCIL TAX

Band G. Cheshire West & Chester.

## EPC RATING

Current D.



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