

GASCOIGNE HALMAN

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





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 $^{\circ}$ x 18 $^{\circ}$. 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

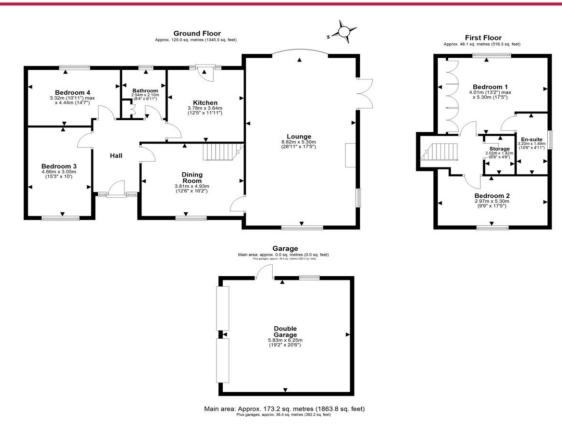
Freehold.

COUNCIL TAX

Band G. Cheshire West & Chester.

EPC RATING

Current D.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FRODSHAM OFFICE

01928 739777

frodsham@gascoignehalman.co.uk
Pollard Buildings, Church Street, Frodsham, WA6 7DW

