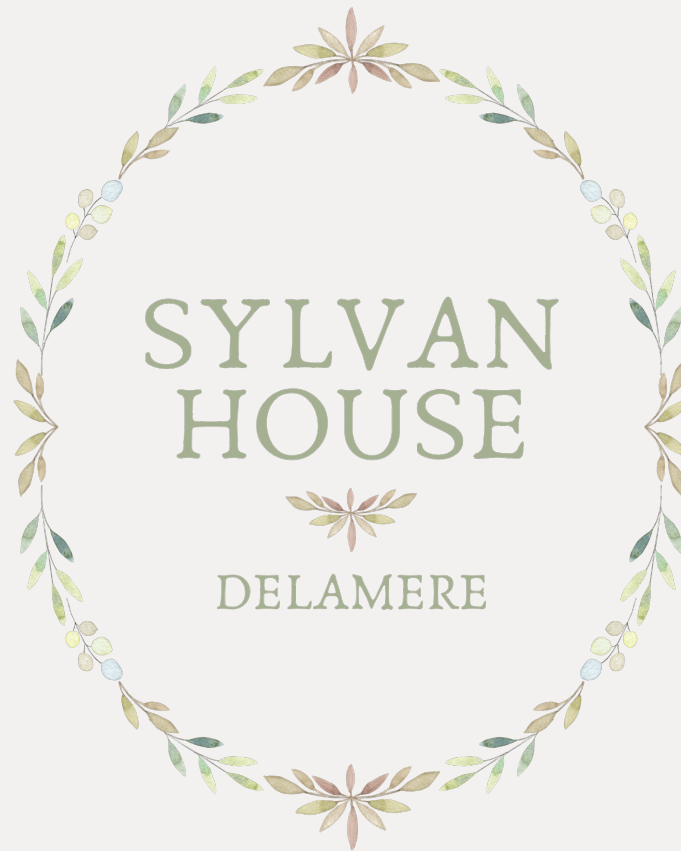




SYLVAN HOUSE

WOODLAND RETREAT

Rising above the canopy of Delamere on Eddisbury Hill, Sylvan House blends captivating woodland cottage warmth with the character and comfort of a French country retreat. Pull through the five-bar gated entrance and onto the gravel driveway, where the mature English cottage garden with its variety of trees and planting enhances the fairy tale feel of the rich redbrick cottage, whilst offering a sense of privacy from the road.

Reclaimed and reimagined over the past five years, the potential, scale and warmth of Sylvan House, once hidden behind dense hedging and barely visible from the road, has been gradually revealed. A carefully considered renovation, a comprehensive programme of works has transformed every part of the home: rewiring, replastering and replumbing, new drainage, replacement windows and doors, upgraded insulation and a relandscaped garden. A modern biomass heating system has also been introduced, bringing efficient, lower-impact warmth, while retaining the comforting, elemental feel of a living flame at the heart of the home.



*“I always think it’s always
such a romantic walk up
from the front gate, it feels
like walking up to Snow
White’s cottage.”*

WELCOME HOME

Step through the fresh green front door, with its decorative cut-glass diamond window, and into the entrance hallway, where terracotta-coloured porcelain tiles spread out underfoot. Warm and welcoming, Kingspan insulation now features underfoot throughout the ground floor, while the soaring ceiling above creates an airy open feel. A warm welcome awaits to the left, where a part glazed wooden door opens to the large, light lounge, its bay window inviting the garden views from the front as the bioethanol stove radiates instant cheer. Cream tones add to the cosy ambience, while the ceiling height ensures an airy light feel. A grown-up room, perfect for Christmas mornings, there is plenty of space for a large tree.



SYLVAN HOUSE

SAVOUR THE VIEW



Next door, to the right, forest green mingles with crisp white in the kitchen where light streams down through a Velux above and windows overlook the garden at the front. Set into a recess, the black biomass boiler emanates warmth, both practical and cosy; fuelled by wood pellets, a by-product of the timber industry, it powers the home's heating and hot water with a lower-impact outcome. In winter, it offers the comfort of a living flame, while integrated hot plates and an oven add a practical, almost elemental way of cooking.

“We wanted it to feel like walking into a holiday cottage in France or somewhere.”



Integrated appliances also include an electric oven, combination microwave and Bosch dishwasher, while two extractors have been thoughtfully incorporated: a cylindrical carbon extractor positioned above the induction hob to preserve the views, with a second discreetly concealed by the doorway.

The heart of the home, from the kitchen island, views extend both to the front garden and across the fields beyond, reflecting the restful, rural setting. On winter mornings, warm into the day with a steaming mug of tea, watching as the mist rolls and rises across the farmland to the rear, while in summer, light filters through the trees, dappling the garden to the front. Later, as evening falls, soft pink sunsets can be glimpsed through both the windows to the rear and the skylight above. From the kitchen, a lobby area offers access out to the driveway and garden, with a large utility cupboard neatly housing a vertically stacked washer and dryer alongside space for an airer. Beyond, a sunny and bright family dining room, with wooden floorboards underfoot, carries a light, airy feel beneath a vaulted ceiling, with Velux windows and French doors opening to the garden.



“It’s such a versatile space, we spend all our time in here, it’s like sitting in the garden with all the windows and greenery around you.”



SYLVAN HOUSE

LIGHT-FILLED LIVING



Throughout Sylvan House, light is drawn through from multiple directions, giving each room a natural brightness. Reconfigured for a thoughtful, modern flow, the renovation of Sylvan House establishes a clear distinction between living and sleeping spaces, with the bedrooms deliberately positioned to the rear, in an intentional shift from the typical bungalow arrangement, enhancing both privacy and flow.

“We chose to live with the house first, taking time to understand how best to work with and enhance its high ceilings, flow and sense of space.”



Centrally positioned off the entrance hallway, for ease of access, the bathroom replaces a former bedroom, with a light tunnel introduced above to draw in natural light. Pale, marble-effect tiling enhances the sense of brightness, while a roll top bath and separate shower allow you to freshen up in comfort and luxury. Subtle colour-changing strip lighting offers a more atmospheric bath time setting when desired, transforming the ceiling into a private aurora borealis of light.

BEDTIME BLISS

Continue through to the master bedroom, where a ceiling fan and pendant bedside lighting create a relaxed, characterful feel. Set slightly apart, the sleeping area occupies its own space, creating a sense of enclosure that lends itself to rest, while the soft glow of the hanging lights makes it an inviting retreat in which to snuggle down with a favourite bedtime book at the end of a busy day. A walk-through dressing area leads on to the en suite, with both spaces illuminated from above by Velux windows, drawing in natural light and enhancing the sense of ceiling height. Step into the shower and connect to the outdoors, with the skylight positioned above framing the leafy canopy overhead.



Returning to the hallway, bedroom three awaits to the left, fitted with built-in louvred wardrobes that provide ample storage. Formerly the main bathroom, the rooms have now been switched, with natural light streaming in through a window overlooking the garden and a skylight above. Exposed wooden beams, retained during renovations, lend a relaxed, villa-like character and show a continuation of the natural tones and textures combining at Sylvan House. Next door, bedroom two, once the master bedroom is a tranquil haven with a cocooning sense of quiet calm as outside, the land gently slopes down along this side of the home, with the garden seeming to stretch straight out from the window.



“This bedroom has a lovely ‘hobbit hole’ warmth.”



SYLVAN HOUSE

ENGLISH COUNTRY GARDEN

Set within a wraparound plot of around a quarter of an acre, the enchanting gardens that surround Sylvan House amplify its country charm. Returning home from a walk to the shops via the front gate, meander along the gravel pathway, as it curves around the back of the trees, revealing the warm redbrick of the cottage beyond. Awash with colour in the late Spring, the borders overflow with colour from the tulips, roses and peonies.

Private and safe for families, with gated access to the side, in the back garden the dark stemmed blossom tree offers a subtle contrast to a lighter pink cherry blossom, while a magnolia with colossal white flowers bursts into bloom in the Spring. Portuguese laurel adds shelter and privacy along the fenceline, serving as a haven for nature. Dine al fresco, relax and unwind, amidst the cottage planting which includes poppies, irises and foxgloves, bringing pollinators and butterflies to the garden.



SYLVAN HOUSE

GARDEN ROOM



Currently serving as a combination of home office and gym, the garden room provides a highly versatile additional space, with large windows framing views out over the garden and greenery, creating an uplifting setting for both work and exercise, with the benefit of air conditioning, ensuring comfort throughout the year.

“We peeked through the hedges when we first arrived – there were neighbours walking past who had no idea this home even existed.”



Fitted with a kitchenette and WC, this flexible room is well equipped for a range of uses; equally suited as a studio, entertaining space or games room, with a woodchip area to the front providing space to relax and unwind with family and friends.

OUT & ABOUT

Set on the cusp of Delamere Forest, Sylvan House is perfectly placed for those who love the outdoors, with numerous trails from the doorstep leading directly into the woodland. For a sense of elevation, hike up to the summit of Old Pale to be rewarded with far-reaching views across several counties.

Everyday essentials are close at hand, with a village store just a minute's walk away, alongside a busy community centre hosting regular activities such as badminton and even a part-time Post Office, with a handy farm shop and the popular station café also within easy reach. Meanwhile, a choice of pubs can be reached on foot, including The Abbey Arms around 10 minutes away, with The Fishpool Inn and The Carriers Inn a little further afield.

Delamere station is around a 15-minute walk, providing connections to Chester and Manchester, while for families, Delamere C of E Primary School is nearby, along with a selection of well-regarded schools in the surrounding villages, and a

number of nursery settings, including Ashton House, known for its forest-school based approach to early years learning.

A dreamy haven of a home, Sylvan House is perfectly suited to those who relish time outdoors and a life lived in close harmony with nature. Restorative for the soul, Sylvan House is a home that has been intelligently and sensitively redesigned for modern country living and to enhance light, flow and connection to its surroundings.



ASK THE OWNERS

Where do you go when you need...



GROCERIES?

For everyday essentials, there are several excellent local options nearby, including The Hollies Farm Shop, Delamere Store, Delamere Farm Shop and Co-op Food in nearby Kelsall. Together they provide everything from fresh local produce to day-to-day essentials.



A WALK?

Sylvan House is perfectly positioned for countryside walks, with Delamere Forest, Eddisbury Hill Fort, Old Pale and Gresty's Waste all walkable directly from the doorstep. Nearby, the Whitegate Way and Little Budworth Country Park also offer beautiful walking and cycling routes within a short drive.



A BITE TO EAT?

Nearby Tarporley offers a fantastic range of cafés, restaurants and pubs, making it ideal for brunch, lunch or dinner. Okells Garden Centre is also a popular local spot for coffee and lunch. For a wider choice of restaurants and dining experiences, Chester is within easy reach.



YOUR LOCAL PUB?

The local pubs include The Abbey Arms and The Fishpool Inn, both of which are easily walkable from Sylvan House and well regarded for their atmosphere, food and countryside setting.



A DAY OUT WITH THE FAMILY?

There are plenty of fantastic days out nearby, including Chester Zoo and Chester for shopping, dining and family attractions. Cheshire Oaks Designer Outlet is also popular for shopping and entertainment. One of the highlights of the area is the annual Forest Live concerts, adding to the area's strong lifestyle appeal. Delamere Railway Station also provides convenient access into Chester and Manchester, making days out and commuting particularly convenient.



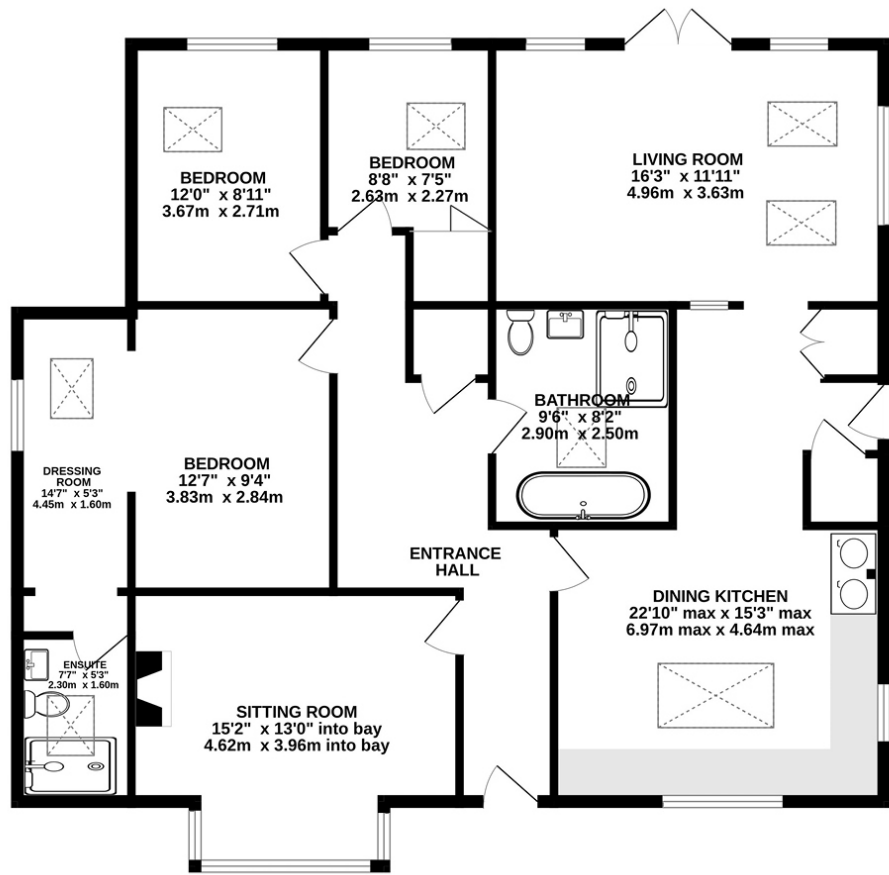
SCHOOLS?

The local primary school is Delamere CofE Primary Academy, which is highly regarded and rated Outstanding. For secondary education, Tarporley High School and Sixth Form College is a popular choice for families in the area.

FLOORPLAN

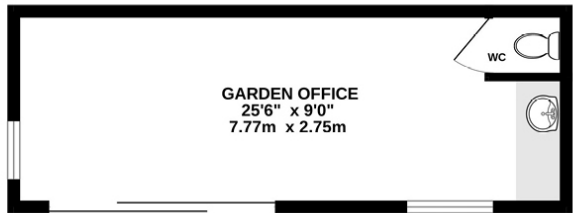
GROUND FLOOR

1351 sq.ft. (126 sq.m.) approx.



GARDEN OFFICE

230 sq.ft. (21 sq.m.) approx.



TOTAL FLOOR AREA: 1581 sq.ft. (147 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

- Beautifully renovated woodland cottage set on Eddisbury Hill beside Delamere Forest, blending French country style with English cottage charm
- Comprehensive renovation completed within the last five years including rewiring, replumbing, insulation, drainage, windows and landscaping
- Spacious, light-filled kitchen with central island, integrated Bosch appliances and characterful biomass range cooker
- Stunning family dining room with vaulted ceiling, Velux windows and French doors opening directly onto the garden
- Elegant lounge with bay window, soaring ceilings and bioethanol stove creating a warm and cosy retreat
- Three tranquil bedrooms including a luxurious master suite with walk-through dressing area and stylish en suite
- Beautifully designed bathroom with roll top bath, separate shower and atmospheric colour-changing lighting
- Enchanting wraparound cottage gardens filled with mature planting, blossom trees, roses, peonies and private entertaining areas
- Versatile detached garden room with air conditioning, kitchenette and WC, ideal as a home office, gym, studio or games room
- Idyllic Delamere location with woodland walks from the doorstep, village amenities nearby and rail connections to Chester and Manchester

See Matt's
Video
Tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	71 C
39-54	E		
21-38	F		
1-20	G		

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