



**GASCOIGNE  
HALMAN**

CROWN INN COTTAGES, FINGERPOST LANE,  
NORLEY, FRODSHAM

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THE AREAS LEADING ESTATE AGENT





## CROWN INN COTTAGES, FINGERPOST LANE, NORLEY, FRODSHAM

**£310,000**

**Enjoy urban chic living in a rural village setting. Created by the imaginative conversion of an historic inn and village store, this smart, stylish cottage property has an impressive finish and high end specification.**

Offered with no onward chain, this modern end terraced cottage offers ease of living and contemporary quality. The design and layout make it ideal for those seeking a rural home with low upkeep and maintenance requirements.

The stylish interior retains plenty of cottage character with a bright and airy look and feel. The ground floor has ceramic tiled floors running throughout with gas fired under floor heating. There is a hallway with useful built in storage and a cloakroom/WC.

The open plan lounge/dining room and kitchen has double doors opening onto the rear garden. There are fitted kitchen units in a gloss white finish with polished quartz worktops. Built in quality SMEG appliances include a gas hob, extractor hood, built in electric oven, fridge/freezer, dishwasher and washing machine/dryer. Home workers will be interested to learn that Cat 5 data connections are located in the living room and bedrooms and high speed fibre broadband is installed.





## DESCRIPTION

At first floor level, there are two double bedrooms each with an en-suite shower room. The larger bedroom has a vaulted ceiling with feature wrought iron trusses, a full height window and double doors opening to a Juliette balcony. A low maintenance patio garden lies to the rear with space for outdoor entertaining and relaxation. A courtyard beyond provides allocated space for two cars.

## LOCATION

Norley is much sought after rural village set amidst some of the Cheshire's finest open countryside. It lies between the market towns of Frodsham and Northwich and is adjacent to Delamere Forest. The village has a community village shop, popular primary school, public house, village hall and church. Leisure activities in the area include forest walks, cycling and horse riding in Delamere Forest and there are several golf courses in the area. The property is well placed for a number of highly regarded schools, primary schooling in the village and at Crowton and secondary schooling, both private and state at Weaverham, Hartford and Helsby. Commuting via the M56 and M53 motorways gives access to Liverpool and Manchester and their respective airports and to many other parts of the region. Train services from Acton Bridge and Runcorn provide services to London Euston in around 2 hours.

## TENURE

Freehold.

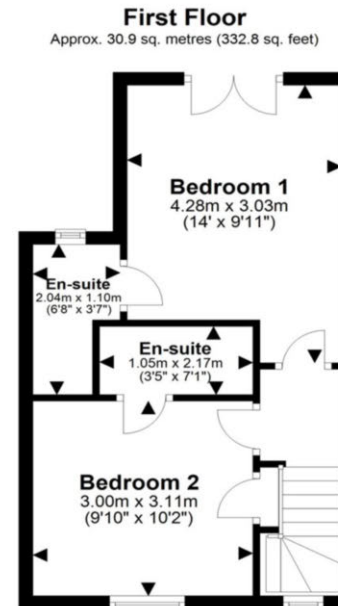
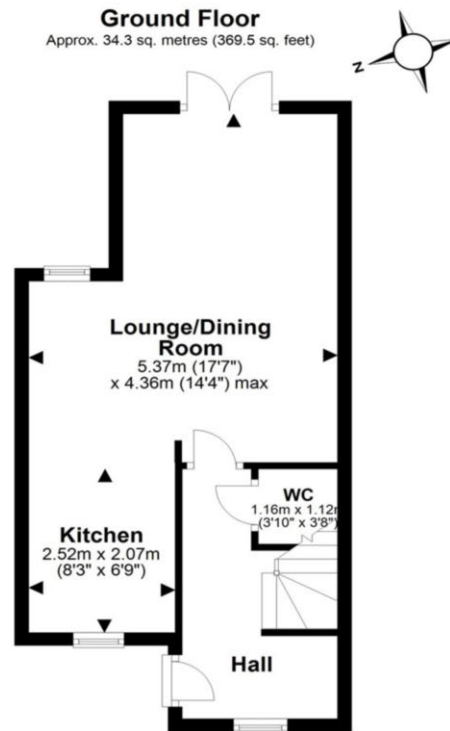
## COUNCIL TAX

Band D. Cheshire West & Chester.

## EPC RATING

Current C.





Total area: approx. 65.2 sq. metres (702.3 sq. feet)

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## FRODSHAM OFFICE

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