



Delamere, Northwich





The Old Rectory,

Chester Road, Delamere,
Northwich, CW8 2HS

This elegant well-proportioned 4 bed period property has been sympathetically modernised retaining the character features and the integrity of the original property. Accessed over a tree lined driveway the property is set within delightful gardens extending to approx. 1.75 acres which include a garage, summerhouse and garden office.

- Reception Hall, Drawing Room, Dining Room, TV/teen Room, Kitchen/Breakfast/Room, Utility, Cloaks/Shower Room
- Four Bedrooms, spacious Bathroom
- Tree lined driveway approach, large garage, mature well stocked gardens, extending to approx. 1.75 acres

Location

Situated within 1 mile of Delamere Forest, 2 1/2 miles of Kelsall Village and 5 miles from Tarporley The Old Rectory is conveniently situated for everyday facilities not forgetting the award-winning "Hollies farm shop" and Delamere primary School which is within walking distance. Secondary education is available at Tarporley or alternatively privately at The Grange Hartford and either Kings School or Queen School in Chester. Delightful walks can be enjoyed along the Sandstone Trail and within Delamere Forest there are a number of popular golf courses within 15 minutes' drive including Delamere Forest golf club just 2 miles, there are riding schools and livery stables, football, rugby, hockey, tennis and cricket clubs all within 15 minutes' drive. Delamere train station provides a regular service to Chester as well as Knutsford.

Accommodation

A paneled front door with fan light above opens to an enclosed **Entrance Porch** with glazed inner door leading into a spacious and welcoming **Reception Hall 5m x 2.5m** with **3m ceiling height**, feature staircase rising to the first floor with **2.7m high window** and finished with a wood block effect floor which continues seamlessly into the **Inner Hallway** which in turn gives access to a downstairs **Cloakroom** with shower, wash handbasin and low-level WC. There are two very elegant **Reception Rooms**, both with **3m ceiling heights** in addition to the **TV/Media Room** and **Kitchen/Breakfast Room** all accessed off the Reception Hall.



The **Drawing Room 4.9m x 4.9m** is a particularly attractive light and airy reception room, features include low-level panelling to the walls, a bay window with glazed double doors opening onto and overlooking the attractive gardens, and a Minster stone fireplace fitted with a log burning stove. The **Dining Room 4.9m x 4.2m** comfortably accommodates a 10/12 person dining table, has communicating double doors with the Drawing Room, a large bay window with glazed double doors opening onto and overlooking the gardens as well as a feature (non-operational) fireplace with bespoke fitted shelving and cupboards to either side of the chimney breast. Off the Reception Hall, stone steps lead down to a **TV/Media Room** within the converted **former Cellar 4.8m x 3.7m**, this has been appropriately ventilated, centrally heated, dry-lined, making it a habitable living area and finished with a tiled floor.

The **Kitchen/Breakfast Room** and **Utility** are a later extension, the **Kitchen 5.4m x 3.7m** is fitted with wall and floor cupboards including a Peninsula unit finished with timber work surfaces creating a breakfast bar. Appliances include an Everhot range cooker in addition to a fan assisted oven, integrated dishwasher and fridge. The dining area comfortably accommodates a circular six-person dining table with a large **2.5m wide picture window** incorporating glazed double doors opening onto an alfresco entertaining area overlooking the magnificent gardens beyond. Off the Kitchen there is a **Utility Room 3.5m x 2.2m**. This is extensively fitted with additional wall and floor cupboards along with a **Housekeeper's Cupboard** and **Cloaks/Boot Cupboard**, there is a Belfast style ceramic sink unit and timber worksurface along with plumbing for a washing machine and space front condenser dryer.

First Floor

The first-floor landing gives access to four **Bedrooms** and a **Bathroom**, all of which offer attractive views over the gardens and have **2.7 m ceiling height**. **Bedroom One 3.8m x 3.6m**, is situated to front of the property. **Bedroom Two 3.8m x 3.2m**, **Bedroom Three 3.8m x 2.9m**.





Bedroom Four 2.9m x 2.9m are all to the rear of the property. The **Family Bathroom** is fitted with a freestanding roll top bath with shower attachment, pedestal wash handbasin, low level WC, and column radiator.

Externally

An attractive tree line driveway runs up to the property where there is a large, grassed turning circle which includes three mature Beech trees and a large Rhododendron bush. Off the driveway there is a **Detached Garage 5.4m x 4.7m** with automated door. The formal gardens are a further stunning feature of the property extending to approximately one acre. They include a paved entertaining area directly accessible from the Kitchen and Utility Room with well stocked and tendered gardens, beyond these are principally laid to lawn but include mature well stocked herbaceous borders planted with Bluebells, Acers, Magnolia, Cherry Blossom, Hydrangea, Rhododendron and ornamental box hedging along with a mature Yew tree.





The gardens are secluded and open out to a **100 ft² lawn** which includes a selection of fruit trees along with a pergola topped with a climbing rose with an adjacent double-glazed **Summer House 3.5m x 3.5m** benefiting from electric, light and power point as does the **Garden Office 2.9m x 2.9m** which also has Wi-Fi connected.

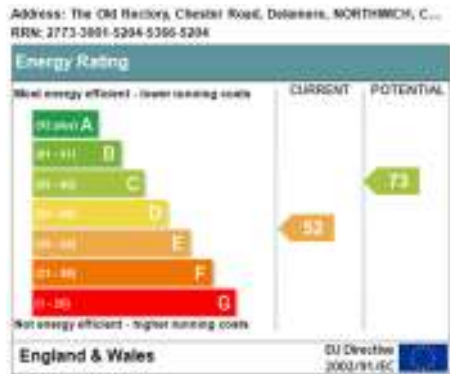
Agents Note: The driveway is owned by The Old Rectory but is subject to a shared right of way with the neighboring property, Rowan House.

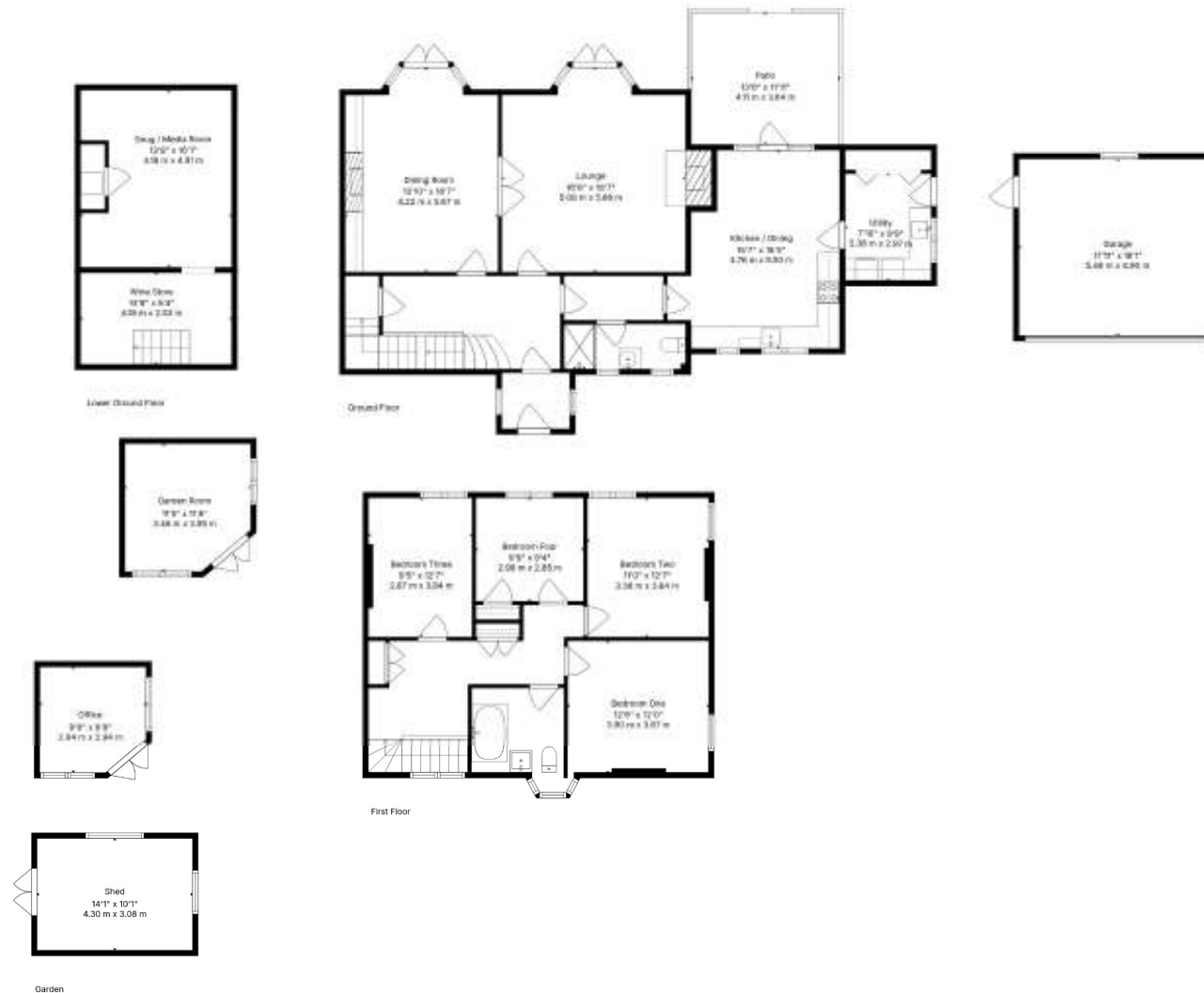
Tenure: Freehold

Services: Mains Water & Electric, Septic Tank drainage.

Directions

What3words: hacksaw.widen.indoors. From Tarporley head north on the A49 towards Warrington, turning left after three miles at the first set of traffic lights into the A54 towards Chester. Follow this for one mile, turning right at the crossroads immediately prior to the Fishpool Inn into Abbey Lane. At the next crossroads turn left onto the A556 Chester Road, proceed for a further 1/3 of a mile passing St Peter's Church on the right taking the next driveway on the right up to the Old Rectory.





Total: 2791 sq. Ft, 260 m2
Garden: 212 sq. Ft, 20 M2, Lower Ground Floor: 341 sq. Ft, 32 M2, Ground Floor: 1470 sq. Ft, 137 M2, First Floor: 768 sq. Ft, 71 m2
Excluded Areas: Shed: 143 sq. Ft, 13 M2, Patio: 161 sq. Ft, 15 M2, Bay Window: 7 sq. Ft, 1 M2,
Walls: 286 sq. Ft, 27 m2



Not drawn to scale and for illustrative purposes only. Positions and sizes of doors, windows, appliances, and other features are approximate. Estimated accuracy: 97%. Prepared on behalf of cheshire smart.





IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441