



FOX COVERT LODGE

OAKMERE



Big skies, open fields and views from every window: welcome to Fox Covert Lodge in Oakmere. Set at the top of a quiet lane, surrounded by fields, woodland and rolling farmland, Fox Covert Lodge dates back to the later 18th and early 19th century, extended and opened up in the 1970s to offer more room for modern family living.



COUNTRYSIDE WITH CONNECTION

Plenty of parking is available on the block-paved driveway, which rises up to the home, a hidden oasis wrapped in lush greenery and sheltered from view by ancient trees. A separate, double garage provides plenty of storage space, with a versatile workshop above.

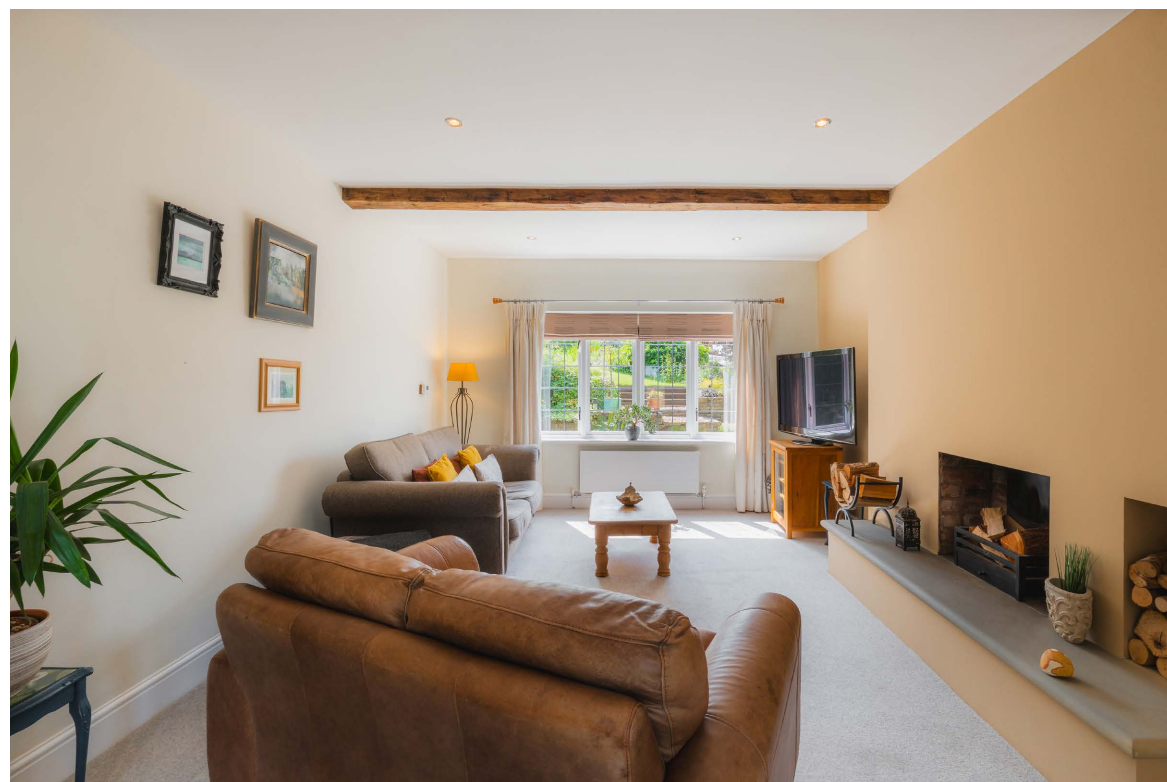
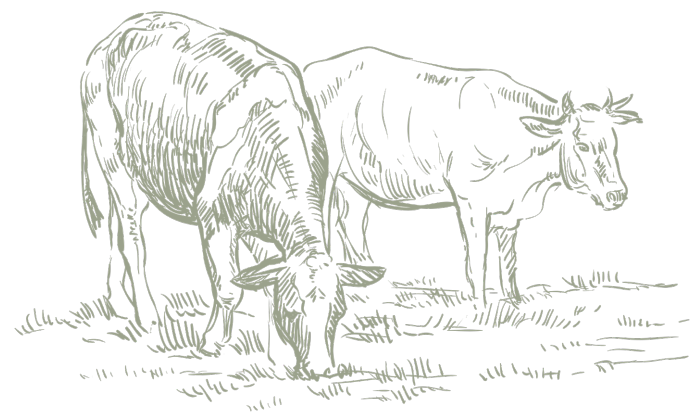
"It's an incredible feeling living here, almost like being on holiday. The views are from every single window, it's like looking at a landscape painting."



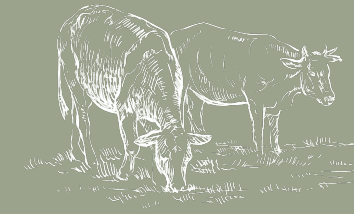
Within the warmth of the Cheshire brickwork, a sage-green front door opens invitingly into the porch, which transitions beyond into the entrance hallway, broad and bright, where a corner office featuring fitted desk and storage, tucked beneath the stairs, offers a vantage point to watch for deliveries approaching along the driveway via a shuttered window.

RELAX AND UNWIND

Light streams into the sizeable lounge on the left, with large windows overlooking the front and rear gardens. Cosily carpeted in grey underfoot, beams span the ceiling overhead, whilst on crisp winter nights, warmth emanates from the open fire. Also tucked away off the entrance hall is a handy cloakroom, with wash basin and WC.



The heart of the home throughout the seasons, the family-kitchen-dining room opens up to the right of the entrance hall, dressed in natural tones of cream and green, reflecting the views of the garden, framed by windows and French doors opening out to a sheltered verandah, which wraps around to the sides.



INVITING THE OUTDOORS IN

A bridge between the outdoors and in, dine al fresco whatever the weather, as the trees and plants showcase the shifting of the seasons. Watch for visiting birds, and other wildlife. Ideal when returning from woodland walks in Delamere Forest, kick off your muddy boots on the deck and grab a cool drink from the fridge before settling down in the shelter and shade of the verandah.

Indoors, there is plenty of space for a dining table, whilst the main culinary hub to the left of the kitchen offers ample storage, furnished with an array of recently fitted appliances including a microwave and fridge-freezer, alongside a second small fridge-freezer, an AEG freezer and a Bosch dishwasher, alongside an existing oven and hob. Off the kitchen, there is a useful utility room, with double sink, washing machine and tumble dryer.



EVER PRESENT VIEWS

From the entrance hall, light streams down from a shuttered window on the turn, offering idyllic views out over the fields, before the stairs continue up to the main landing.

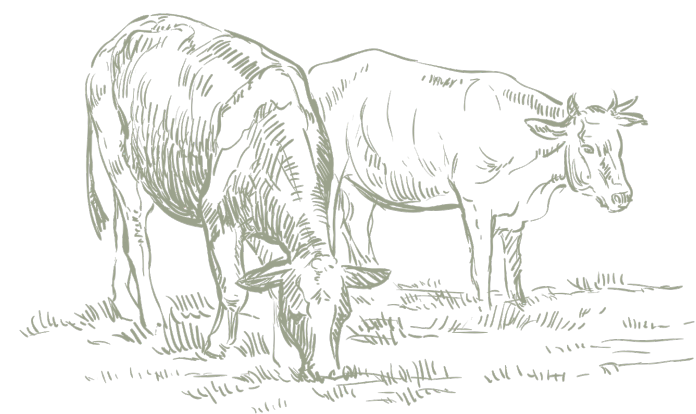
Earthy green tones borrow from the nearby forest landscape in the master bedroom to the left, a soothing, restful haven, where incredible views feature to both sides. Spacious and serene, storage is ample in the large, walk-in wardrobe, whilst the shower room en suite is the perfect place to freshen up for the day ahead.



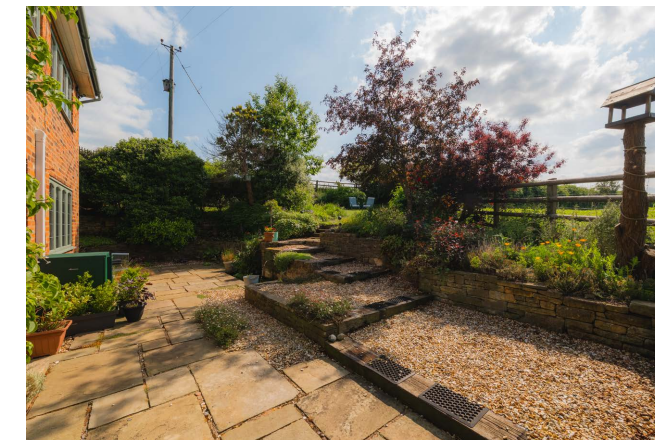
SOAK AND SLEEP

The main family bathroom beckons back on the landing, where views await once more, ever changing with the seasons. Furnished with a bath containing overhead shower, soak away the aches after a Saturday spent cycling the trails of Delamere Forest.

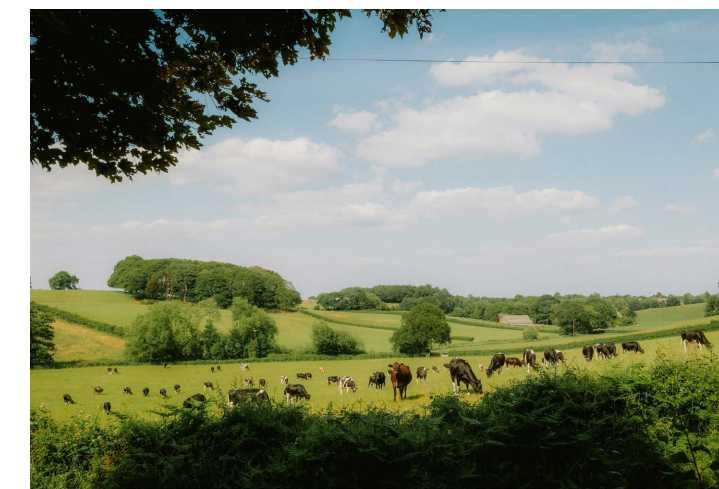
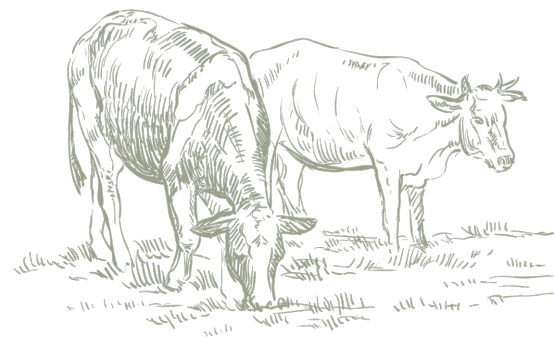
Next door, the first of the double bedrooms offers the best views in the home, overlooking both woodland, garden and furrow-ploughed fields. At night, with the window open, listen for the hooting of owls, the padded footfall of the fox or the furtive rustling of hedgehogs. The third of the double bedrooms again frames exceptional views out over the garden and down the hill towards the fields and woodland.



EMBRACE THE OUTDOORS



Step outside and the garden unfolds in layers; lawn, borders, blossom and shade, with the inimitable views out over the open countryside ever present. Gravel and sleeper steps lead gently upwards, passing peaceful seating spots, a firepit, and a greenhouse tucked to one side. Outside the rear lounge window, a water feature set within the wall features over the patio. Plenty of lawn provides space for children to run about, whilst the raised verandah off the kitchen is the perfect place for catching the last of the light or listening to the soothing sounds of the nearby stream.



From the top of the garden, the reward is the view out across rolling fields, down towards Norley, with no neighbours in sight, just a distant farmhouse and the occasional grazing cow.



Towering trees fringe the garden in foliage: cherry, lime, a striking maple and the centrepiece, a broad and handsome oak, thought to be over 250 years old, complete with swing. A garden with stories to tell, dig deep enough and you might uncover an antique medicine bottle, old-fashioned buttons or a slate pencil, quiet nods to the home's mysterious former incarnation as a village meeting place.

Above the garage, a separate workspace is served by full power, lighting and water, with plenty of bench space. Carpeted and well-lit, this versatile room is currently used as a silversmithing studio. Flexible and with real potential the workshop could be ideal as a creative retreat, home office or playroom, with scope to add a WC and sink if required, and an extra window could be added to make the most of the views, already impressively captured by the large picture window.



OUT AND ABOUT

Set on the edge of the Sandstone Ridgeway, with rolling hills, farmland and woodland all around, Fox Covert Lodge is perfectly placed for those who love the outdoors. Delamere Forest is just a ten-minute stroll from the door, with woodland trails, bridleways and cycle routes all within easy reach, alongside a stream and small copse just across the lane.

For everyday essentials and weekend mooching, The Hollies Farm Shop at Little Budworth is only a few minutes by car, with Blakemere and Lady Heyes antique centres nearby too. A village store is also around a 10-15-minute walk away in Norley, while nearby Cuddington and Sandiway provide a post office, chemist and further shops. For all other things, Frodsham, with its shops, cafes and practical amenities, is around 10-15 minutes away.

Golf enthusiasts will appreciate the proximity of the renowned Delamere and Sandiway golf courses nearby, while commuters benefit from Delamere and Cuddington stations around a mile away, providing easy access to Chester, Manchester and beyond.

Families are well placed for schools, with Norley and Delamere primaries nearby, and independent options including King's, Queen's and Abbeygate within reach in nearby Chester.

For those who love the outdoors, whether it's walking, cycling, gardening, or simply soaking up the stillness, Fox Covert Lodge is the perfect place to call home. Private yet open, peaceful but well connected; a true retreat, leave the hustle and bustle behind and come home to Fox Covert Lodge.



ASK THE OWNERS

Where do you go when you need...



A WALK?

Delamere Forest



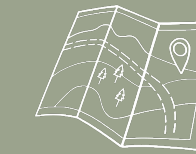
A BITE TO EAT?

The Fishpool Inn, Delamere



GROCERIES?

The Stores, Norley village or
The Hollies Farm Shop, Little Budworth



A DAY OUT WITH
THE FAMILY?

Nearby walks, Chester or Knutsford



A LOCAL PUB?

The Tigers Head, Norley

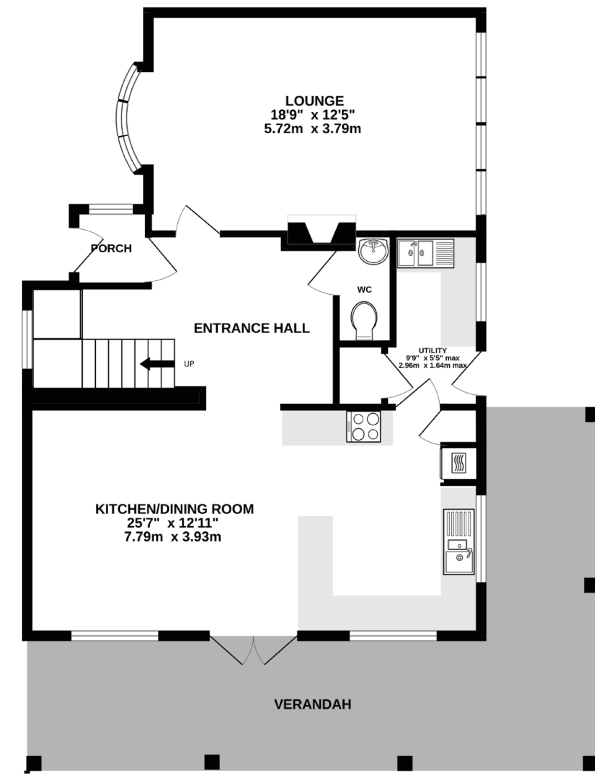


SCHOOL?

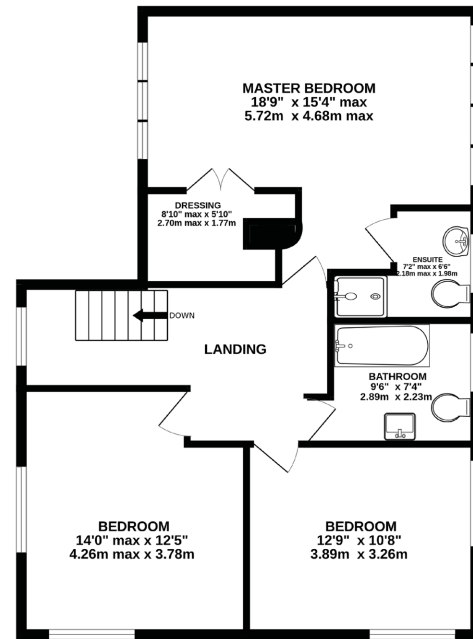
Norley CofE Primary School,
Delamere CofE Primary Academy
or The Grange School



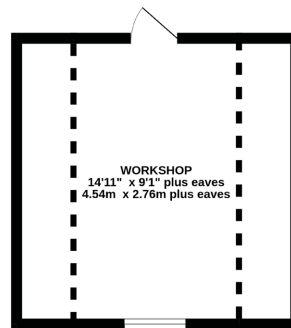
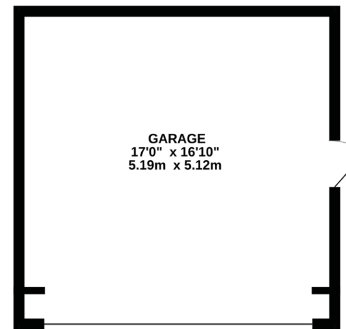
GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



GARAGE & WORKSHOP
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 2111 sq.ft. (272 sq.m.) approx.

EXCLUDING GARAGE AND WORKSHOP: 1593 sq.ft. (224 sq.m.) approx.

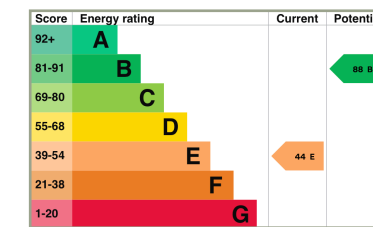
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

KEY FEATURES

- Incredible setting in between Norley and Oakmere
- Charming and character filled home
- 1593 square feet of living space, plus detached garage and workshop above
- Spacious open plan kitchen leading onto large wraparound verandah
- Generous living spaces throughout
- 3 bedrooms, 2 bathrooms
- Surrounded by mature cottage gardens
- Excellent amenities on the doorstep



SEE IAN'S VIDEO TOUR



** The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. **



