



FOREST COTTAGE, ASHTON ROAD, NORLEY, FRODSHAM





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Offers Over £425,000

A charming character cottage set in secluded 0.6 acre gardens, in a wonderful position, adjacent to Delamere Forest.

The property enjoys an idyllic position, bordering the forest, enveloped by natural woodland. The garden extends to just over 0.6 of an acre and provides a secluded sanctuary, teeming with bird and wildlife.

The cottage has great potential for updating and enhancement but could be enjoyed as it is with just basic improvement.











Those with greater ambition and budget will be interested to learn that planning permission has already been approved for an imaginative and substantial extension. Copies of plans are available from the agents.

Being offered with no onward chain, the cottage is set well back from the road with plenty of parking space. The current layout includes two spacious living rooms plus kitchen and bathroom to the ground floor with two double bedrooms on the first.

LOCATION

The house is adjacent to Delamere Forest which provides great walking, horse riding, cycling and relaxation. There are lots of things to see and do in and around the forest for all age groups. There are popular primary schools in Norley and Delamere with secondary education available at Helsby High School. The area is ideal for those seeking a rural lifestyle who also require access to the regions commercial centres. The road, rail and motorway networks allow access and daily commuting to the Chester, Warrington, Liverpool and Manchester.

TENURE

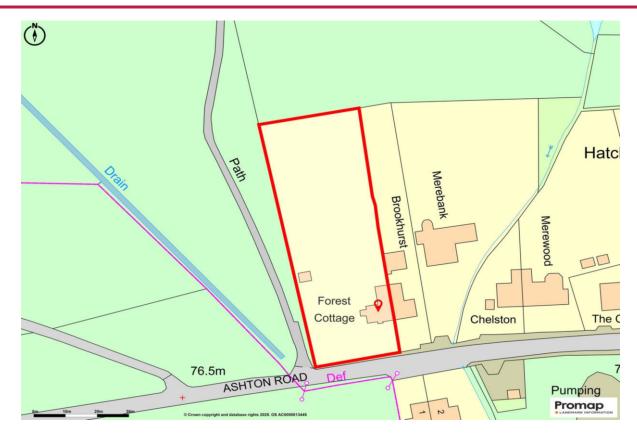
Freehold.

COUNCIL TAX

Band D. Cheshire West & Chester.

EPC RATING

Current G.



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