



**Set in a beautiful private plot of a little under 0.25 acre and enjoying a fantastic location within the picturesque village of Norley - an appealing detached bungalow with substantial detached garage/workshop with the benefit of planning permission for an extension.**

## INTRODUCTION

This appealing detached bungalow is located in a central village location adjacent to the primary school and just a short stroll from the village shop and public house. The bungalow has been in the same ownership for thirty years and is now offered for sale with no ongoing chain. From the initial drive by appearance it is difficult to comprehend the charm and space of the bungalow and the delightful formal gardens and outbuildings. A viewing is therefore strongly recommended.

The accommodation opens with an entrance vestibule which has a quarry tiled floor and leads to the entrance hall. The living room is of a good size and has an open fire as its focal point. The dining room is located at the back of the bungalow and leads directly to the lean-to conservatory. The attractive kitchen is well planned and has a view of the front garden and leads to the utility cupboard and side porch.

The principal bedroom is a lovely double room with patio doors opening onto and overlooking the rear garden. The bathroom is of a generous size and is comprehensively equipped.

At first floor level this excellent property offers a surprising and very versatile combination of rooms. Bedroom two is in itself a generous double and has a framed opening that leads to the dressing room. Completing this area is a versatile study/sitting area.

Externally the property offers numerous features of merit. There is ample off road parking for several vehicles via a long driveway in addition to an excellent garage/workshop that in total extends to a little under 50ft in length.

The mature gardens are extremely private, split into different areas and are south easterly to the rear.

A viewing of this delightful individual property is strongly recommended.



## LOCATION

Norley is set amidst the Cheshire countryside on the fringe of Delamere Forest which offers a host of outdoor activities including good walks, mountain biking and nature trails. Norley is well situated for access by road and rail to the commercial centres including Chester, Liverpool and Manchester. Delamere railway station is within 1 mile giving good access to Chester some 14 miles, Liverpool 24 miles, Manchester 28 miles, Frodsham 8 miles and Tarporley 8 miles. Norley itself offers everyday shopping provisions at the local grocery shop whilst the adjacent villages of Cuddington, Frodsham and Northwich offer more comprehensive facilities. Frodsham is a traditional market town that hosts a regular street market offering an array of local produce. Manchester and Liverpool International Airports are found within 45 minutes drive. There is a range of superb schools in both the state and private sector within close proximity with the increasingly popular Grange School in Hartford being just 10 to 15 minutes drive away.

Those who enjoy sport can take advantage of golf clubs including Delamere, Sandiway, Whitegate Tarporley, Frodsham, Helsby.



There is also a renowned motor racing circuit at Oulton Park. Horse racing at Chester, Haydock and Liverpool and major football clubs at Manchester, Liverpool and Bolton. For those who enjoy cricket Old Trafford (the home of Lancashire County Cricket Club) is found within 45 minutes to an hours drive. Delamere Forest is a wonderful place for families to walk, cycle, horse ride and picnic and an absolute haven for birds and wild life.

#### **ENTRANCE VESTIBULE**

5' 5" x 2' 3" (1.65m x 0.69m) Quarry tiled floor. Double width doors with obscured glass leading to the outside. Step up and door through to the entrance hall.



#### **ENTRANCE HALL**

16' 10" x 6' 7" (5.13m x 2.01m) Door with obscured glass panelling leading to the entrance vestibule. Door to kitchen. Door to living room. Door to bathroom. Door to bedroom. Door to dining room. Wall mounted storage heater. Coved ceiling. Airing cupboard with hot water cylinder. Built in cupboard with shelf and hanging rail.

#### **LIVING ROOM**

16' 4" x 12' 11" (4.98m x 3.94m) Front and side aspect double glazed windows. Dado rail. Fireplace with tiled hearth and open grate. Coved ceiling. Two wall light points. Storage heater with decorative cover. Door to the entrance hall.



#### **DINING ROOM**

12' 11" x 12' 5" (3.94m x 3.78m) Two built in cupboards with hanging rail and shelf. Door to the entrance hall. Staircase rising to first floor. Storage heater and door and step down leading to the conservatory.

#### **CONSERVATORY**

10' 1" x 7' 7" (3.07m x 2.31m) Fully tiled floor. Sliding patio doors leading to the garden. Side aspect windows. Step up and door through to dining room.

#### **KITCHEN**

10' 11" x 10' 10" (3.33m x 3.3m) Fitted with a range of wall and floor cupboards together with sliding drawers and rolled edge preparation surfaces throughout. Single bowl stainless steel sink with chrome mixer tap set beneath front aspect window that overlooks the garden. Creda cooker with multispeed extractor hood over. Tiled surrounds to all preparation surfaces. Storage heater. Dado rail. Wall light point.





#### **PANTRY/UTILITY CUPBOARD**

4' 6" x 2' 9" (1.37m x 0.84m) Fitted shelving. Space for white goods. Double glazed obscured glass window. Plumbing for washing machine. Door to the kitchen.

#### **SIDE PORCH**

4' 0" x 3' 7" (1.22m x 1.09m) Quarry tiled floor. Double glazed door with glass panel leading to the outside. Door to kitchen. Door to store.

#### **STORE**

3' 11" x 3' 0" (1.19m x 0.91m) Fitted shelving and bi-fold door.

#### **BEDROOM ONE**

12' 10" x 11' 10" (3.91m x 3.61m) Double width patio doors opening onto and overlooking the rear garden. Side aspect double glazed window. Two tall built in storage cupboards with shelving and hanging rail. Door to the entrance hall. Storage heater.

#### **BATHROOM**

8' 7" x 7' 5" (2.62m x 2.26m) Vanity unit comprising low level WC with push button flush and pedestal wash hand basin with double width cupboard below in addition to a panelled bath with fully tiled area over housing Gainsborough Stanza 9.5 electric shower unit. UPVC double glazed obscured glass window. A combination of fully and half tiled walls. Heated chrome towel rail/radiator. Wall mounted heater. Halogen spotlights. Door to the entrance hall.

#### **FIRST FLOOR**

#### **BEDROOM TWO**

12' 10" x 11' 11" (3.91m x 3.63m) Side aspect double glazed window. Velux roof light. Access doors leading to a deep eaves storage areas. Staircase leading down to the dining hall. Framed opening to the dressing room.

#### **DRESSING ROOM**

9' 8" x 6' 7" (2.95m x 2.01m) Velux window. Built in cupboards and shelving. Access to bedroom and access to the study/sitting area.

#### **STUDY/SITTING AREA**

8' 8" x 7' 7" (2.64m x 2.31m) Velux skylight window. Eaves storage cupboard.



## **EXTERNAL**

The subject property stands in an excellent plot extending to 0.232 acre. To the side of the property there is a long driveway that provides off road parking for 4 - 5 vehicles back to back leading to the excellent single storey outbuilding that incorporates a garage and workshop. The front garden enjoys almost total privacy due to excellent mature hedging to the front and has been configured to a low maintenance design with pergola, planted beds and loose slate chippings.

The rear garden is a fantastic feature of the property being south easterly in its aspect and being of a very generous size. The garden commences with a loose stone area and a raised decking platform providing the perfect venue for al fresco dining. The garden thereafter is predominantly laid to lawn and split into two different sections. The first section has a superb raised decking platform with timber summerhouse, an abundance of well stocked beds and borders and a small pond. Through an arched hedge is the second part of the garden which one could describe as "the secret garden" due to its surprisingly large size and excellent levels of seclusion and privacy. This area of garden is open in its feel with paved and loose stone paths leading to specific seating areas, an attractive mini wooden bridge, three feature square loose stone areas with young tree and rockery features together with two timber sheds at the far end of the garden.

It should be noted in the external area there is no neighbours directly overlooking the property and very good levels of seclusion are enjoyed.

## **OUTBUILDINGS**

### **SINGLE STOREY OUTBUILDING**

This building is split into two areas:-

### **GARAGE/WORKSHOP**

31' 0" x 10' 1" (9.45m x 3.07m) Power and light connections. Dual aspect side aspect windows. Up and over door and framed opening to the workshop/garage (18'5" x 10'5" (5.61m x 3/07m)

### **SUMMERHOUSE**

Positioned on top of the timber decking platform in the first area of the rear garden, the summerhouse measures 8'x 6'.

## **PLANNING PERMISSION**

Planning permission was granted by Cheshire West and Chester Council under Application Number 19/04332/FUL dated 31st January 2020 for a single storey rear extension, front porch, enlarging of driveway and access gateway and conversion of existing garage into ancillary accommodation. This was an amendment to application 19/01093/FUL.

## **SERVICES**

We understand that mains water, electricity, electric central heating and private drainage are connected.

## **VIEWING**

Viewing by appointment with the Agents' Tarporley office or via our Nantwich Office.

## **TENURE**

We believe the property is freehold tenure.

## **ROUTE**

From our office in the centre of Tarporley take a right turn out of the village into the direction of Chester. Upon reaching a roundabout take the third exit onto the A49. Proceed along the A49 to the White Barn public house in Cuddington and then turn left at the traffic lights into Norley Road. After about 2 miles turn right into Hough Lane and the subject property will be found on the right hand side clearly identified by a Wright Marshall for sale board.

## **ANTI-MONEY LAUNDERING REGULATIONS (AML)**

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

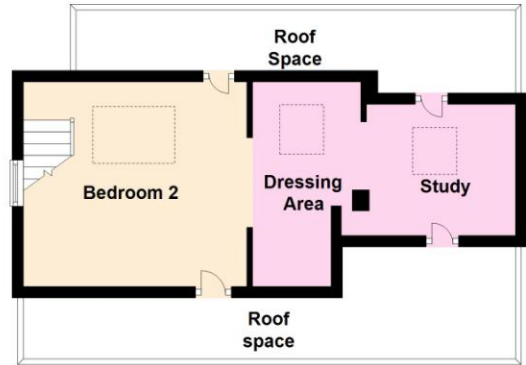
### Ground Floor

Approx. 93.4 sq. metres (1005.2 sq. feet)



### First Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



Total area: approx. 120.7 sq. metres (1299.7 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

**Newhaven, Hough Lane, Norley**

**Energy Performance Certificate**

Newhaven, Hough Lane, Norley, FRODSHAM, WA6 8JZ

Dwelling type: Detached house Reference number: 0746-3015-7254-5613-2924  
 Date of assessment: 04 April 2017 Type of assessment: RDSAP; existing dwelling  
 Date of certificate: 17 April 2017 Total floor area: 114 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,821
Over 3 years you could save	£ 2,175

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 231 over 3 years	
Heating	£ 3,785 over 3 years	£ 2,097 over 3 years	
Hot Water	£ 663 over 3 years	£ 318 over 3 years	
<b>Totals</b>	<b>£ 4,821</b>	<b>£ 2,646</b>	<b>You could save £ 2,175 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 651	
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 435	
3 Low energy lighting for all fixed outlets	£ 35	£ 105	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

**Wright Marshall**  
Estate Agents

**rightmove.co.uk**  
The UK's number one property website