



**Wright Marshall**  
Estate Agents

**ACORN COTTAGE, THE STORES HOUSE AND THE  
STORES SCHOOL BANK, NORLEY, FRODSHAM WA6  
8NP**

**£400,000**



**An exciting investment opportunity to acquire two properties and a village store in the popular rural hamlet of Norley.**

An exciting opportunity to purchase a mixed residential and commercial property comprising two residential houses; Acorn Cottage and Stores House, along with the existing and operational Shop. Occupying an enviable location within a sought after village this property is likely to be of interest to owner occupiers, investors and developers alike. Please call the Tarporley office for further information on 01829 731 300.

## 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.

## ACORN COTTAGE

An end terraced property providing one reception room and one bedroom with parking with small rear yard and side garden. Of brick and slate elevation the accommodation briefly comprises:-

### ENTRANCE HALL

### WET ROOM

5'9" x 5'2" (1.767 x 1.59)

### LIVING ROOM

15'11" x 13'8" (4.86 x 4.18)

### KITCHEN

12'0" x 8'7" (3.67 x 2.63)

### REAR HALL

### FIRST FLOOR

### LANDING

### BEDROOM 1

13'9" x 15'10" (4.2 x 4.83)

## EXTERIOR

To the rear is a small yard area with steps up to the tarmac parking area plus a side garden with shed and summer house which is currently overgrown.

## SINGLE GARAGE

19'7" x 10'9" (5.99 x 3.29)

Located to the rear of the communal parking area of brick construction with double wooden doors and personal door to side.

## THE STORES HOUSE

A mid terraced property providing two reception rooms and three bedrooms with parking. Of brick and slate elevation the accommodation briefly comprises:-

### ENTRANCE HALL

### LIVING/DINING ROOM

15'5" x 11'8" (4.7 x 3.58)

### KITCHEN

11'10" x 8'10" (3.63 x 2.71)

### SITTING ROOM

10'11" x 13'4" (3.33 x 4.08)

### REAR HALL

### CLOAKROOM

### LANDING

### BEDROOM 1

11'11" x 8'11" (3.64 x 2.74)

### BEDROOM 2

11'11" x 11'7" (3.65 x 3.55)

### BEDROOM 3

13'6" x 11'8" (4.12 x 3.57)

### EN-SUITE WET ROOM

### BATHROOM

## EXTERIOR

There is a very small rear yard with steps up to the tarmac communal parking area shared with The Stores Shop.

## THE STORES SHOP

A commercial shop premises with parking of brick and slate elevation the accommodation briefly comprises:-

### SALES AREA

28'11" x 12'11" (8.816 x 3.96)

Area widens to 4.815m.

### STORE ROOM

15'5" x 13'0" (4.72 x 3.98)

## EXTERIOR

The shop has road frontage with shared communal parking. There is a small rear yard with steps leading to the parking.

## **SERVICES**

We understand that mains water and electricity are connected. There is a shared private drainage system.

## **VIEWING**

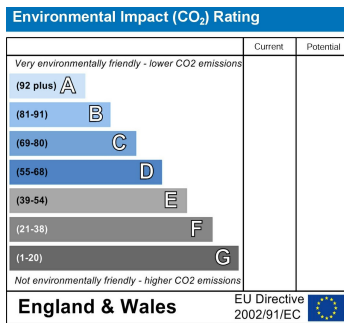
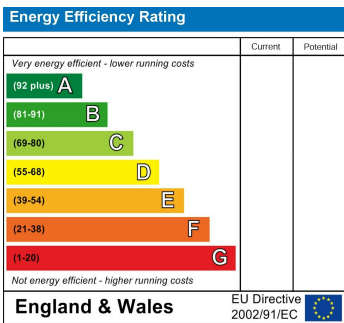
By appointment with the Agents' Tarporley office - 01829 731300

## **TENURE**

We understand the tenure to be freehold.

## **ANTI MONEY LAUNDERING (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.



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