



**Wright Marshall**  
Estate Agents

**FIR TREE HOUSE NORLEY ROAD, KINGSLEY,  
FRODSHAM WA6 6LT**

**OFFERS OVER £865,000**



**An attractive five bedroom detached property occupying a picturesque semi rural location in the small rural village of Kingsley.**

An attractive five bedroom detached property with land occupying a picturesque semi rural location in the small village of Kingsley. The accommodation which is finished throughout to a very high standard briefly comprises porch, large reception hall, w.c. dual aspect living room with feature fireplace and double doors onto the rear garden. Sitting room, beautifully fitted dining kitchen with grey kitchen units incorporating a large island unit with breakfast bar and doors to outside and large utility room. At first floor the landing gives access to the principal bedroom with windows enjoying views to the rear and side, well appointed en-suite with five piece suite, three further double bedrooms and one single bedroom and well appointed family bathroom. The property benefits from gas fired central heating and underfloor heating to ground floor and UPVC double glazed windows.

Fir Tree House is set within landscaped gardens with a gated gravelled driveway leading to a large detached garage measuring 24'6" x 18'4". The property includes paddocks where the total area extends to 1.36 acres.

If you are looking for an individual detached property in a semi rural location with ready to move into accommodation then we strongly urge you to view this property.

### LOCATION

Kingsley is a semi-rural village with amenities including a well attended Parish Church, active Methodist Church and popular village pub. There is also a co-op convenience store and two primary schools. Kingsley is located close to the market town of Frodsham which is well supplied with a wide variety of shops, restaurants, post office, doctors and dentists surgeries. There are first class state and independent schools within easy reach.

Kingsley provides comfortable commuting access to Chester, Liverpool, Manchester and North Wales via an extensive roadway system including the M53 and M56 motorways. Travel to London from nearby Runcorn and Acton Bridge stations is less than two hours away. Frodsham itself has a railway station that runs on the Chester to Manchester Piccadilly Line via Helsby, Frodsham, Runcorn East and Warrington Bank Quay Leisure attractions include several golf courses at Frodsham, Helsby, Sutton Hall and Delamere, walking in Delamere Forest, Castle Park, Manley Mere and the sandstone trail.

### ENTRANCE PORCH

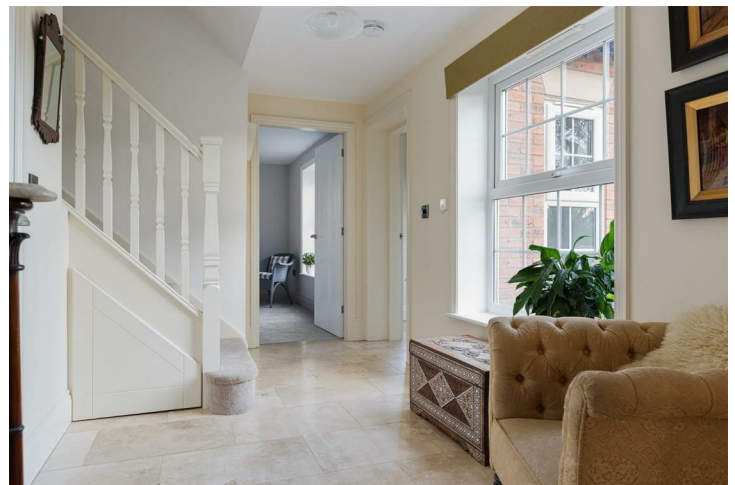
6'8" x 4'11" (2.03m x 1.50m)

Wooden door with glazed insert and silver door furniture. Ceiling light point. Two UPVC double glazed windows overlooking the front. Tiled flooring. Door through to the entrance hallway.

### ENTRANCE HALLWAY

13'10" x 7'1" (4.22m x 2.16m)

UPVC double glazed sash windows overlooking the front. Ceiling light point. Smoke detector. Wall light. Floor tiling with underfloor heating. Doors through to living room, sitting room, downstairs w.c. and staircase rising to first floor. Wall mounted underfloor heating control thermostat.



### LIVING ROOM

21'9" x 13'7" (6.63m x 4.14m)

A dual aspect room with double doors onto the garden. Three windows overlooking the front and side. Two ceiling light points. Four wall lights. Lamp sockets. Aerial point. Telephone point. Feature limestone fireplace with multi fuel wood burning stove, granite hearth and marble surround. Wall mounted underfloor heating control pad and door through to the kitchen/dining room.



### DOWNSTAIRS W.C.

Low level W.C. with dual flush. Wash hand basin with chrome mixer tap. Tiled splashback. Storage cupboards underneath. Ceiling vent. Ceiling spotlights. Continuation of the floor tiling with underfloor heating. Door through to a useful understairs storage cupboard.

### SITTING ROOM

13'10" x 13'0" (4.22m x 3.96m)

UPVC double glazed window overlooking the front. Window overlooking the side. Three wall lights. One ceiling light point. Wall mounted underfloor heating control pad.

### KITCHEN/DINING ROOM

18'9" x 17'6" (5.72m x 5.33m)

Fitted with a bespoke range of pine painted wall and base level units with granite worktops and matching upstands and unit spotlights. Bowl and half sink unit with chrome mixer taps. Wine rack. Integrated dishwasher. Drawers. Island unit with breakfast bar. Space for Range with tiled splashback and chrome canopy. Extractor hood. Ceiling mounted extractors. Wall mounted aerial point with provision for wall mounted

television. Lamp sockets. Telephone point. Double doors onto the rear garden. UPVC double glazed window overlooking the rear garden. Floor tiling with underfloor heating. Door through to the rear hall.



### REAR HALL

4'11" x 4'4" (1.50m x 1.32m)

Door to the rear garden with silver door furniture and glazed inserts. Ceiling light points. Continuation of the tiling with underfloor heating. Doors through to useful store cupboard and utility room.

### UTILITY ROOM

7'7" x 6'10" (2.31m x 2.08m)

A selection of bespoke wall and base level Shaker style units with chrome handles. Space for washing machine and dryer. Insert single stainless steel sink unit with chrome mixer tap. Woodblock work surfaces and matching upstands. UPVC double glazed window overlooking side. Wall mounted extractor. Wall mounted heating control pad. Ceiling light point. Floor tiling with underfloor heating. Useful storage cupboard housing a GloWorm boiler. Wall mounted electrical consumer unit.

### FIRST FLOOR

#### LANDING

Two ceiling light points. Smoke detector. Loft hatch. Wall mounted heating control pad. Doors through to principal bedroom, bedroom 2, bedroom 3, bedroom 5 and family bathroom.

#### PRINCIPAL BEDROOM

19'4" x 13'5" (5.89m x 4.09m)

Windows overlooking the rear garden and two windows overlooking the side. Three ceiling spotlights. Wall mounted speakers. Two radiators. Lamp sockets. Telephone points. Aerial point. Door through to the en-suite bathroom.



#### EN-SUITE BATHROOM

13'7" x 9'3" (4.14m x 2.82m)

A well appointed five piece suite in white with chrome style fitting comprising claw footed bath with central chrome mixer tap and separate shower attachment. Two pedestal wash hand basins with chrome taps. Tiled splashbacks. Walk in double shower with sliding doors with canopy shower and separate shower attachment. Shaver socket. Speakers. Radiator. Wall mounted vent. UPVC window overlooking the front. Floor tiling. Chrome style ladder heated towel rail. Spotlights.



#### BEDROOM 2

12'10" x 11'6" (3.91m x 3.51m)

UPVC double glazed window overlooking the front. UPVC double glazed window overlooking the side with far reaching views. Ceiling light point. Radiator. Feature original beam. Aerial point.



#### BEDROOM 3

13'4" x 10'6" (4.06m x 3.20m)

UPVC double glazed window overlooking the rear garden. Four ceiling light points. Feature beam. Radiator. Built in three door wardrobe incorporating rails and shelving.



#### BEDROOM 4

13'1" x 11'3" (3.99m x 3.43m)

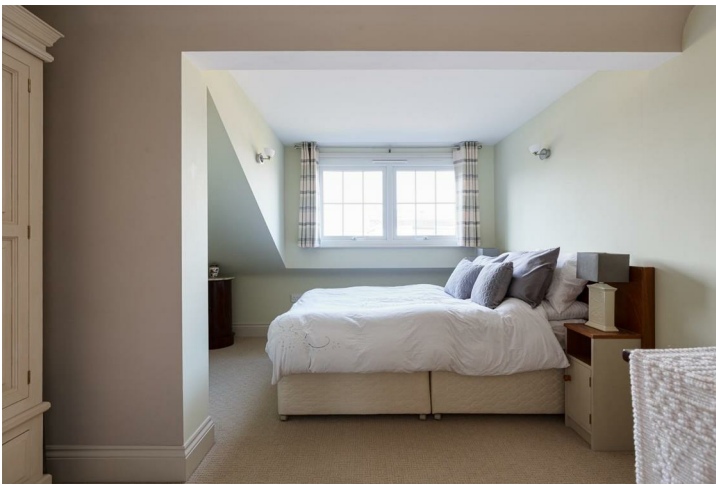
UPVC double glazed windows overlooking the rear garden. Four wall lights. Aerial point. Radiator. Feature beam.



#### GARAGE

24'6" x 18'4" (7.47m x 5.59m)

Strip lights. Two double opening doors. Pedestrian door. Electrical socket.



#### BEDROOM 5

9'11" x 9'7" (3.02m x 2.92m)

Window overlooking the side. Radiator. Ceiling light point. Aerial point. Telephone point. Inbuilt storage cupboards.

#### FAMILY BATHROOM

11'10" x 11'0" (3.61m x 3.35m)

A well appointed four piece suite in white with chrome style fittings comprising bath with central mixer tap. Low level W.C. with dual flush. Double shower with canopy shower and separate shower attachment. Wash hand basin with chrome mixer tap. Tiled splashback and useful storage cupboards beneath. Recessed ceiling spotlights. Feature beam. Wall mounted vent. Shaver socket. Radiator. Chrome ladder style heated towel rail. Floor tiling. Useful storage cupboard.



#### EXTERIOR

Fir Tree House occupies a delightful rural setting in the small village of Kingsley and enjoys views across the countryside. To the front there is a gated driveway providing ample parking with mature borders. Pedestrian access to the right hand side provides access through to the rear. The rear garden has been beautifully landscaped and laid to lawn with patio areas and mature borders.

There is a two separate paddock areas extending to 1.36 acres.



## SERVICES

We understand that mains gas, electricity, water and drainage are connected.

## RESERVATION OF DEVELOPMENT RIGHTS

In respect of any permission available or obtainable by the purchaser or his successors in title for any development requiring planning permission on the two paddocks then the vendors retain 10% of any increased value over the existing value at that date. This provision will apply for a period of 15 years from the date of completion and will be set out more particularly in the sale contract to which all purchasers are referred.

## COUNCIL TAX BAND

Band F.

## VIEWING

By appointment with the Agents' Tarporley office.

## TENURE

We understand the tenure to be freehold. Purchasers should verify this through their own solicitors.

## DIRECTIONS

From Wright Marshall's office in the centre of Tarporley take a right turn out of the village in the direction of Chester. Proceed until reaching a roundabout at which point take the third exit onto the A49 Warrington Road. Proceed up the A49 and continue until reaching a left hand fork onto the B5152. Proceed along for approximately 1.5 miles before reaching a crossroads. At the crossroads carry straight on. You will now be on Abbey Lane and after a short distance passing individual houses on the right hand side, there is a further crossroads at which point carry straight on. Proceed along passing Delamere Stores on the right hand side and continue passing Delamere Railway Station, also on the left hand side. Now in amongst Delamere Forest continue along passing The Carriers Inn, follow the road around until reaching a T junction which is a staggered junction. Take a right turn in the direction of Norley village and proceed for a very short distance passing the Homestead on the right hand side and the subject property will be found shortly afterwards on the right hand side clearly marked by a Wright Marshall For Sale board.

Alternatively from our office in the centre of Tarporley take a right turn out of the village in the direction of Chester and proceed until reaching a roundabout. At the roundabout take the third exit onto the A49 Warrington. Proceed up the dual carriageway then the road returns to single file. Take a left onto the B5152 (Stable Lane) and proceed until reaching the crossroads. At the crossroads carry straight on. Proceed until reaching a further set of crossroads and again proceed straight on. Pass Delamere Stores on the left hand side and passing Frith Avenue and proceed through the forest and having emerged through the forest into Hatchmere, continue to the crossroads and take a right turn in the direction of Norley passing a Chinese restaurant on the right hand side, proceed along and as the road bends sharply round to the right take a

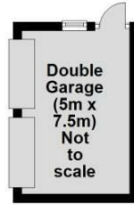
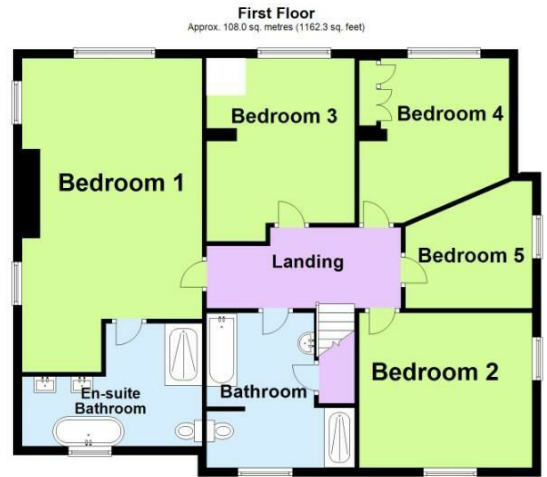
left fork (in other words straight on). Continue until reaching a junction at which point take a left hand turn. After taking the left hand turn you will pass Parish Church and Greenslade Farm on the right hand side then follow the road around proceeding up a hill and continue along and the subject property will be found on the left hand side clearly identified by a Wright Marshall for sale board.

## AGENTS NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

## ANTI MONEY LAUNDERING (AML)





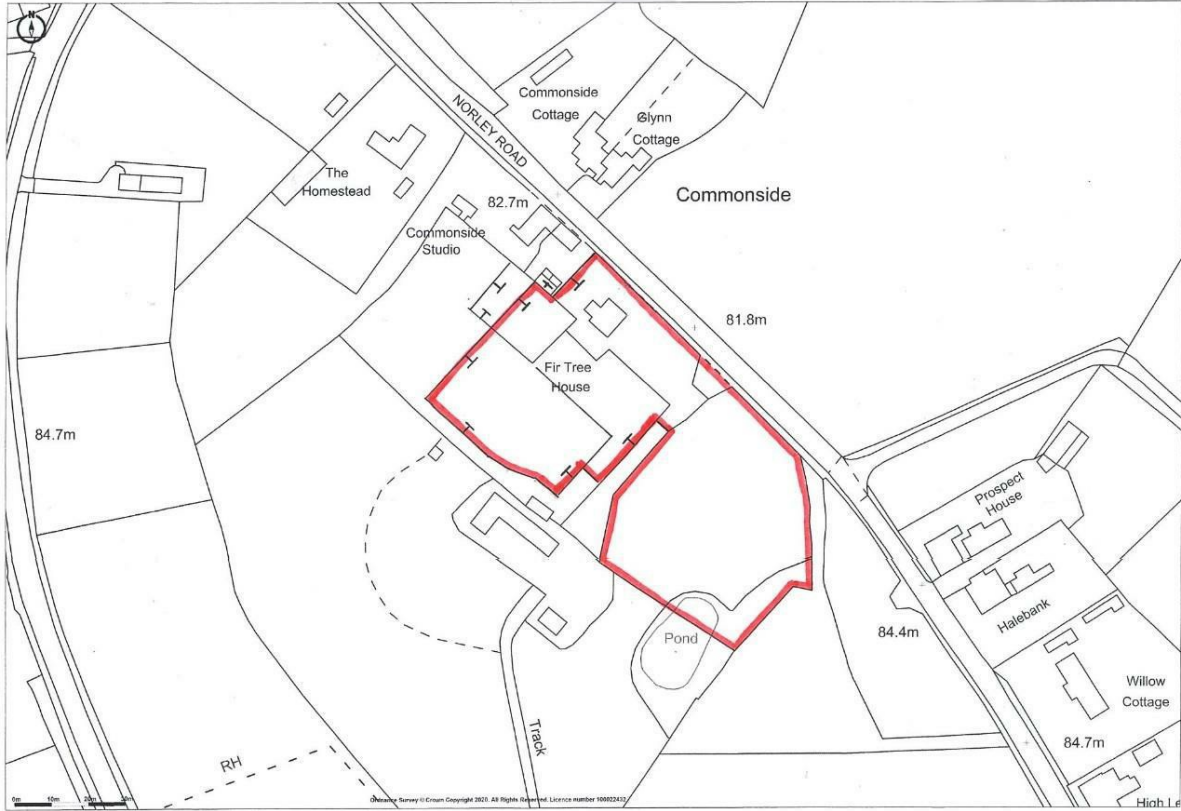
Total area: approx. 228.3 sq. metres (2457.4 sq. feet)

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

**Fir Tree House, Norley Road, Kingsley**



**FIR TREE HOUSE**

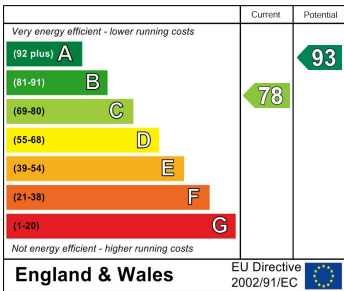


**Promap v2**  
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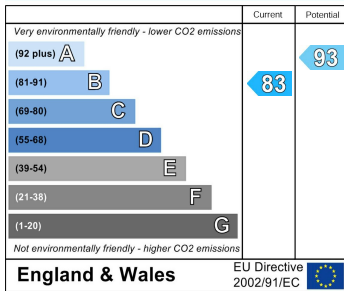
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Wright Marshall

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements