



Wright Marshall  
Estate Agents



The Meadows Town Farm Lane, Norley WA6 8NH £970,000



- Large Detached Farmhouse
- Five Bedrooms
- Superb Country Views
- Separate Paddock
- Three Reception Rooms
- Attic Playroom
- Large Gardens

wrightmarshall.co.uk

# The Meadows Town Farm Lane

Norley, WA6 8NH

## **An exceptional five bedroom detached farmhouse occupying a pleasant rural position in the desirable village of Norley**

An impressive five bedroom detached farmhouse that has been modernised throughout with large gardens and additional paddock. The accommodation which is presented throughout to a very high standard briefly comprises. Sitting room with feature fireplace, impressive breakfast kitchen fitted with a bespoke range of kitchen units and granite worktops, family / dining room with patio doors to the rear garden, living room, dining room, utility room, WC with large store. Landing, principal bedroom with dressing room and en-suite bathroom, bedroom two, bedroom three with en-suite shower room, bedroom four and staircase rising to bedroom five and games room. The property occupies a large plot with extensive lawned gardens and flagged patio areas being enclosed by established hedging. The garden enjoys a good degree of privacy and a sunny aspect. The paddock is accessed from Norley Lane or rear garden. If you are looking for a large family house in a sought after village location then we would strongly urge you to view.





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, horse riding and nature trails. Delamere Forest is a wonderful place for families to walk, cycle, horse ride and picnic and an absolute haven for birds and wild life Norley is well situated for access by road and rail to the commercial centres including Cheshire, Liverpool and Manchester. Delamere railway station is within easy reach giving good access to Chester, Liverpool, Manchester, Frodsham and Tarporley. Norley itself offers everyday shopping provisions at the local grocery shop whilst the adjacent villages of Kingsley, 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 are 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.

### **SITTING ROOM**

16'0" x 14'11" (4.90 x 4.55)

Wood flooring. Recessed ceiling light point. Alarm pad. Window overlooking the front. Radiator. Aerial point. Woodburning stove with feature brick wall and hearth. Door through to the inner hallway.

### **HALLWAY**

13'1" x 7'8" (3.99 x 2.36)

Recessed ceiling light point. Radiator. Smoke detector. Understairs storage cupboard. Door through to inner hallway, kitchen, dining/family room and WC.

### **INNER HALL**

7'10" x 5'10" (2.41 x 1.80)

Recessed ceiling light point. Radiator. Wood flooring. Door through to outside and door to living room. Alarm pad.

### **LIVING ROOM**

16'7" x 16'0" (5.08 x 4.88)

Dual aspect room with windows overlooking the front and rear. Recessed ceiling light point, aerial. Feature fire. Radiator.



### WC

6'0" x 5'10" (1.85 x 1.80)

Low level WC with dual flush. Wall mounted wash hand basin with chrome mixer tap. Chrome ladder style heated towel rail. Partially tiled walls. Wood flooring. Ceiling light point. Door through to a large storage cupboard (5'11" x 2'11").

### UTILITY ROOM

8'11" x 7'10" (2.72 x 2.41)

Solid wood kitchen units with granite worktops and matching upstands. Cupboard housing a Worcester Queen Star 40 CDI. Space for washing machine and dryer. Floor tiling. Ceiling light point. Extractor fan. Feature beam.

### KITCHEN

29'11" x 15'10" (9.14 x 4.83)

A large farmhouse style kitchen fitted with a range of handmade bespoke kitchen cabinets incorporating drawers and cupboards, glazed cabinet and bank of unit's with fitted Miele coffee machine. Fitted Granite worktops and matching up-stands. Inset double stainless steel sink unit with chrome mixer tap and drainer grooved into the granite worktop. Integrated dishwasher, space for range style hob with concealed extractor above. Large island unit with drawers, cupboards and wine fridge with granite worktop.

Window overlooking the rear garden, floor tiling, radiator, recessed ceiling light point and feature beams. Open-plan to Family Room / Dining Room and door to the rear hall.

### DINING ROOM

16'6" x 10'9" (5.05 x 3.28)

Window overlooking the front. Feature beams. Ceiling light point. Telephone point. Wood flooring. Radiator.

### BACK HALL

Ceiling light point. Feature beam. Radiator. Door through to the rear garden. Window overlooking the garden. Tiles and space for American style fridge/freezer.

### LANDING

Recessed ceiling light point. Radiator. Alarm sensor. Smoke detector. Telephone point. Doors through to principal bedroom, bedroom two, bedroom three, bedroom four, shower room and staircase rising to the second floor.

### PRINCIPAL BEDROOM

16'6" x 16'0" max (5.03 x 4.88 max)

Recessed light point. Dual aspect windows overlooking the front and rear. Aerial point. Radiator. Doors through to en-suite bathroom and dressing room.



### **DRESSING ROOM**

9'10" x 7'8" (3.00 x 2.36)

Recessed ceiling light point. Smoke detector. Integrated built in wardrobes incorporating rails and shelves with inbuilt dressing table, window with far reaching views.

### **EN-SUITE**

9'4" x 3'10" (2.87 x 1.17)

A well appointed three piece suite in white with chrome style fittings comprising 'egg' bath with freestanding chrome mixer tap and separate shower attachment, wash hand basin with chrome mixer tap and storage cupboards beneath. Low level WC with dual flush and concealed cistern. Extractor fan. Chrome ladder style heated towel rail. Wall light. Recessed ceiling light points. Floor tiling and decorative wall tiles.

### **BEDROOM TWO**

16'0" x 14'11" (4.90 x 4.55)

Window overlooking the front. Feature brick wall. Beam. Radiator. Ceiling light point.

### **BEDROOM THREE**

13'1" x 11'6" max (4.01 x 3.51 max)

Window overlooking the front. Ceiling light point. Radiator. Feature beam.

### **EN-SUITE.**

6'2" x 5'4" max (1.88 x 1.65 max)

A well appointed three piece suite in white with chrome style fittings comprising bath with chrome mixer tap, low level WC with dual flush, wash hand basin with chrome taps and storage cupboard. Fully tiled walls and floor tiling. Velux windows and recessed ceiling light points.

### **BEDROOM FOUR**

15'10" x 15'8" max (4.85 x 4.78 max)

With reduced head height. Ceiling light point. Radiator. Velux windows. Fitted wardrobes into the eaves. Door through to the en-suite bathroom.

### **SHOWER ROOM**

16'9" x 5'8" max (5.11 x 1.75 max)

A three piece suite comprising shower cubicle, low



level WC with storage beneath and chrome taps. Wall tiling. Floor tiling. Recessed ceiling light point and window with obscured glass. Chrome ladder style heated towel rail.

#### **BEDROOM FIVE**

14'9" x 13'1" (4.50 x 4.01)

Feature beam. Velux window. ceiling light point. Radiator. Aerial point. Opening through to games room.

#### **GAMES ROOM**

16'2" x 16'2" (4.93 x 4.93)

Feature beam. Velux window. ceiling light point. Radiator and under eaves storage

#### **EXTERNAL**

The property occupies a large plot with extensive lawned gardens and flagged patio areas being enclosed by established hedging. The garden enjoys a good degree of privacy and sunny aspect. The paddock is accessed from Norley Lane or rear garden. The property has a double garage and off-road parking

#### **SERVICES**

We understand that mains water, electricity, and septic tank drainage is connected

#### **VIEWING**

Viewing by appointment with the Agents Tarporley office

#### **TENURE**

We believe the property is freehold tenure

#### **THE ROUTE**

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 which point take the third exit onto the A49 Warrington. Proceed along the A49 passing several landmarks including the Murco petrol station on the right and Tarporley garden centre on the left. At the A54 crossroad traffic lights proceed straight on. Continue for another mile and a half passing Hollies on the right hand side, take a left turn into Hogshead Lane a little further down. Proceed along Hogshead Lane following the bend round to the right and eventually reaching a crossroads. Carry straight on into Stoneyford Lane proceed up Stoneyford Lane until reaching a junction at which point take the left hand filter. At this point having taken the left turn proceed straight on you will be in Norley, (High Street). At one point the road narrows significantly - proceed straight on and pass



the Village hall car park on the left hand side. Proceed along for a short further distance before taking a right turn into Norley Lane. Proceed down Norley Lane whereupon the road bends round to the right. At this point turn left into Town Farm Lane. The Meadows is located on the right hand side.

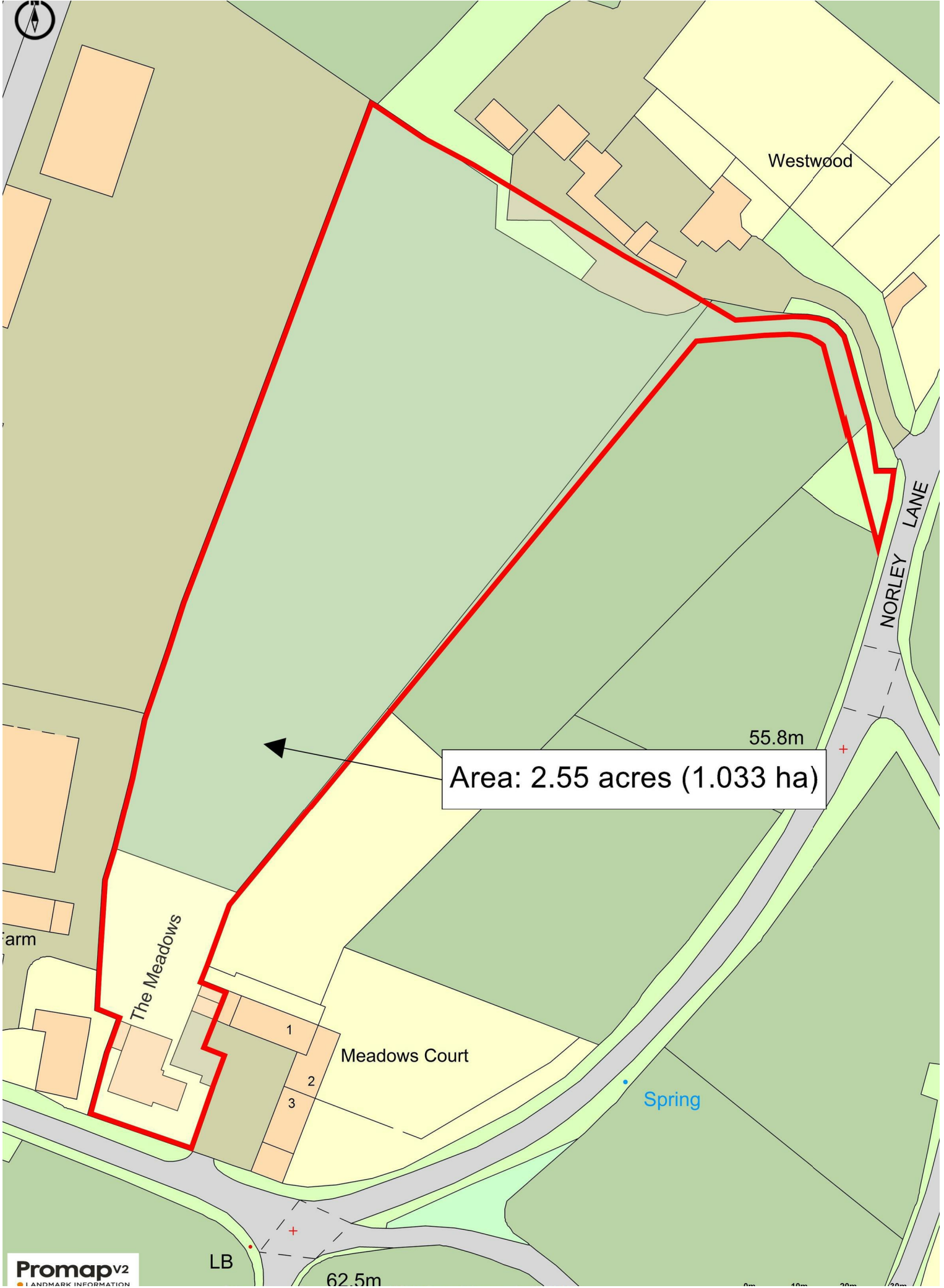
**ANTI MONEY LAUNDERING (AML)**

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.









Westwood

NORLEY LANE

Area: 2.55 acres (1.033 ha)

55.8m

The Meadows

Meadows Court

Spring

LB

62.5m

Ground Floor



First Floor



Second Floor

