



**Wright Marshall**  
Estate Agents

ROSEMOUNT , BLAKEMERE LANE, NORLEY  
WA6 6NR

£599,995



**A charming and spacious detached house positioned on the fringe of Delamere Forest within an excellent large plot with open views and having the benefit of ample off road parking, detached garage and detached two storey outbuilding**



Offered to the market with no ongoing chain Rosemount is an impressive family home where properties rarely come on the market and are in high demand. Positioned on the fringe of Delamere Forest with excellent views over adjoining countryside and woodland to the rear as well as open views to the front many of the most popular trails within Delamere Forest can be reached within a two minute's walk of the property's front door. Within the plot in addition to the house are two distinct areas of off road parking as well as a large detached garage which has been built in recent times as well as an older two storey outbuilding which could be adjusted to provide many different functions.

The accommodation in the house opens with an entrance vestibule and hallway which in turn opens up into the ground floor living rooms. The principal living room is positioned to the rear of the property which opens up into the conservatory allowing for excellent views of the garden and countryside as well as allowing for an open plan and versatile space. In addition to the principal living room is a further sitting room providing alternate day time accommodation again having many potential uses. The kitchen is positioned to the front of the property and has been expertly designed and well fitted to utilise the space of the shape of the room. The central island unit is contemporary but in keeping fixtures and fittings. Off the kitchen is the utility room and side hall which can also be accessed from the outside and provides further storage and white goods. Concluding the ground floor accommodation is the cloakroom which is positioned just off the hallway.

At first floor level the master bedroom is of an impressive scale and positioned to the back of th

## 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, 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.

## ENTRANCE VESTIBULE/BOOT ROOM

7'1" x 6'11" (2.16 x 2.11)

Side and rear aspect timber framed double glazed windows. Tiled floor. Wall mounted light fitting. Internal window to living room. Timber framed doors opening into entrance hall.

## ENTRANCE HALL

16'9" x 6'5" (5.11 x 1.96)

Tiled floor. Double panel radiator. Recessed ceiling spotlights. Doors to living room, sitting room, kitchen and cloakroom. Stairs rising to first floor.



## CLOAKROOM

6'5" x 4'1" (1.98 x 1.27)

Side aspect UPVC double glazed obscured glass window. Low level WC with push button flush. Pedestal wash hand basin with taps. Tiled floor. Partially tiled walls. Double panel radiator. Ceiling mounted light fitting.

## KITCHEN

14'9" x 11'8" (4.52 x 3.58)

Front and side aspect UPVC double glazed windows. Fitted with a range of floor mounted kitchen units with a granite preparation surface and matching upstands. Central island unit with overhang for breakfast bar. One and half bowl Franke stainless steel sink with drainer and mixer tap. Four ring Neff induction hob with multispeed extractor hood above and glass splashback. Double electric Neff ovens, one with microwave. Integrated fridge. Integrated freezer. Integrated dishwasher. Double panel radiator. Tiled floor. Recessed ceiling spotlights.



## UTILITY

8'3" x 5'10" (2.54 x 1.78)

Front aspect UPVC double glazed obscured glass window. Wall and floor mounted kitchen units with a rolled top preparation surface. Single stainless steel sink with drainer unit and mixer tap. Granite upstands. Double panel radiator. Tiled floor. Door to storage cupboard. Door to cupboard housing the central heating boiler. Door to rear hall/utility two.

## REAR HALL/UTILITY TWO

5'6" x 5'6" (1.68 x 1.68)

Rear aspect UPVC double glazed window. Side aspect UPVC double glazed door with window to the side. Space for washing machine. Space for dryer. Tiled floor. Preparation surface. Ceiling mounted light fitting.



## SITTING ROOM

14'0" x 11'8" (4.29 x 3.58)

Front aspect UPVC double glazed window. Double panel radiator. Four wall mounted light fittings. Fireplace with stone hearth, woodburning stove and beamed timber mantle.



## LIVING ROOM

20'6" x 13'3" (6.25 x 4.06)

Side aspect UPVC double glazed bay window. Double panel radiator. Recessed ceiling spotlights. Stone fireplace with open hearth. Sliding double glazed doors leading to the conservatory.



## CONSERVATORY

15'1" x 9'8" (4.62 x 2.97)

UPVC double glazed conservatory unit with tiled floor and having excellent views over the garden and adjoining land to the rear. Side aspect double doors opening onto the patio.



## FIRST FLOOR

### LANDING

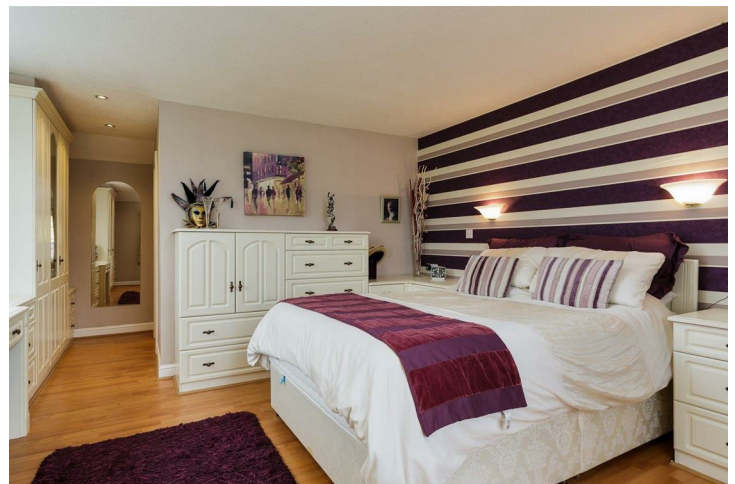
11'1" x 6'5" (3.40 x 1.98)

Side aspect UPVC double glazed window. Single panel radiator. Recessed ceiling spotlights. Doors to master bedroom, family bathroom, airing cupboard with slatted shelving and framed archway leading to landing two and in turn leading to three further bedrooms.

### MASTER BEDROOM

13'10" x 13'1" (4.22 x 3.99)

Front and side aspect UPVC double glazed windows. Double panel radiator. Recessed ceiling spotlights. Fitted wardrobe furniture. Opening to dressing area.



### DRESSING AREA

6'5" x 4'7" (1.98 x 1.42)

Fitted wardrobes. Recessed ceiling spotlights. Door to en-suite bathroom.

### EN-SUITE BATHROOM

5'8" x 5'4" (1.75 x 1.63)

Low level WC with handle flush, pedestal wash hand basin with taps, panelled bath with tap and electric shower fitting. Fully tiled walls. Recessed ceiling spotlights. Wall mounted light fitting. Extractor fan.

### BEDROOM TWO

13'6" x 12'2" (4.14 x 3.73)

Front and side aspect UPVC double glazed windows. Ceiling mounted light fitting. Fitted wardrobe furniture. Double panel radiator.





### BEDROOM THREE

12'4" x 8'3" (3.78 x 2.54)

Front aspect UPVC double glazed window. Double panel radiator. Fitted wardrobe furniture.

### BEDROOM FOUR

9'10" x 8'0" (3.00 x 2.46)

Front aspect UPVC double glazed window. Single panel radiator. Ceiling mounted light fitting. Fitted shelving and cupboards.

### FAMILY BATHROOM

9'1" x 8'2" (2.77 x 2.51)

Side aspect UPVC double glazed obscured glass window. Double panel radiator. Recessed ceiling spotlights. Panelled bath with mixer tap and shower fitting. Low level WC with handle flush. Bidet with mixer tap. Fully tiled shower enclosure. Timber flooring. Recessed ceiling spotlights. Extractor fan.



### EXTERNAL

The property is accessed via a gravelled driveway with ample parking for up to six vehicles. The garage is positioned to the front of the property and provides ample additional space for storage and alternative conversion use subject to satisfactory approvals being granted. There is an alternative driveway to the side of the outbuilding where further

parking for two vehicles on a gravelled driveway and access can be sought to the rear via either side of the property.

To the rear is a larger more enclosed garden predominantly laid to lawn with boundaries being defined by panelled fencing and mature hedges which have intentionally been kept low to allow for views over adjoining land. Directly flanking the very rear of the house is an elevated patio with brick walling and steps leading down to the larger part of the garden and access can be granted from the conservatory. The property has excellent views over adjoining land and Delamere Forest to the rear.

### DETACHED DOUBLE GARAGE

19'3" x 18'6" (5.87 x 5.66)

Front aspect electrically operated vehicle access up and over door. Rear aspect UPVC double glazed window. Side aspect UPVC double glazed obscured glass pedestrian door. Excellent storage. Electric and light fittings.



### OUTBUILDING

Of brick and slate construction



## ROOM ONE

10'5" x 9'8" (3.20 x 2.97)

Electric and light fittings. Stairwell leading up to first floor (16'9" x 10'2") Front aspect circular UPVC double glazed window.

## ROOM TWO

10'5" x 6'0" (3.18 x 1.83)

Electric and light fitting.

## OUTDOOR WC

5'2" x 3'4" (1.60 x 1.02)

Low level WC

## SERVICES

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

## VIEWING

Viewing by appointment with the Agents Tarporley office



## TENURE

We believe the property is freehold tenure

## ROUTE

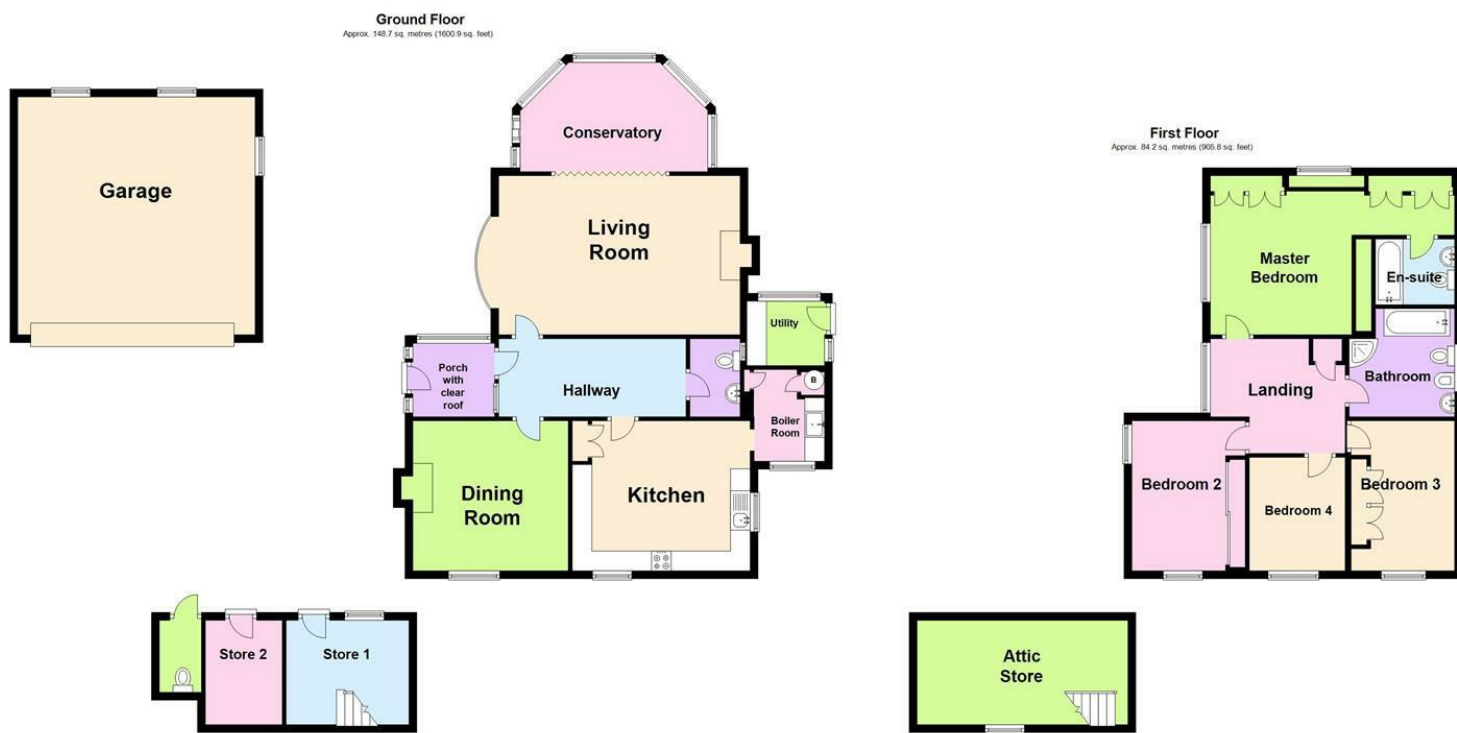
Leaving the Agent's Tarporley office continue along the High Street in the direction of Chester until reaching the roundabout. Take the third exit onto the A49 following up the hill into Cotebrook. Upon passing the Shire Horse centre on the right hand side take a left hand turn signposted towards Frodsham and follow the road along until reaching a crossroads with the Fishpool restaurant/pub on the left hand side. Continue straight across until reaching the next set of crossroads with the Abbey Arms pub on the right hand side, continue straight on in the direction of Delamere Station, passing Delamere Stores on the left hand side continuing through the forest passing the train station until reaching a set of houses on the left hand side whereupon Rosemount can be found just before reaching the Fortune Palace Chinese restaurant on the right hand side clearly marked with a Wright Marshall for sale board.



## 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.





Total area: approx. 232.9 sq. metres (2506.7 sq. feet)

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

Rosemount, Blakemere Road, Norley

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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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 are 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