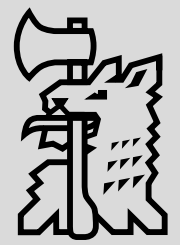


# Forest Mead

Norley, Cheshire



Jackson-Stops  
& Staff





A spacious and well appointed detached property occupying an extremely private and peaceful setting on the edge of the village amongst superbly landscaped gardens

## Accommodation in Brief

- Reception Hall, Sitting Room, Garden Room, Dining Room
- Kitchen/Breakfast Room with Sitting Area off; Gym/Bedroom 5, Utility.
- 2 Ground Floor Double Bedroom Suites with En-suite Shower Rooms and Family bathroom
- 3 First Floor Bedrooms, 2 Bath/Shower Rooms (2 En-suite)
- Extensive Garaging, Parking
- Superbly Landscaped Mature Gardens
- In all approximately 1 acre



## Description

Forest Mead is an individually designed property which occupies a wonderfully quiet and private location in Norley, one of the most sought after villages in the west of the county. The building was originally predominately of single storey construction but in recent years has been subject to a comprehensive scheme of remodeling, refurbishment and extension by the present owners and now provides a superbly appointed property suitable for family living or perhaps a party wishing to downsize from a larger country house with land but who wishes to retain the feeling of space and privacy. The renovation works have been considerable and include a new roof and render, double glazed windows, new central heating system, re-wire and comprehensive renewal of kitchen and bathrooms as well as general fitments. In summary Forest Mead now provides spacious and extremely adaptable living accommodation arranged over two floors, together with a lower ground floor study.

The front door opens to a spacious reception hall with woodblock floor and turned staircase to the first floor. The day to day living accommodation is at one side of the house and is laid out to take full advantage of the views over the gardens. The kitchen is an impressive room with space for a table and chairs and opens to a lovely light and airy seating area which has bifold doors opening to a decked balcony. The working end of the kitchen incorporates a range of wall and floor units with oak fronted cupboards and drawers beneath Silestone work surfaces, a Rangemaster cooker with double oven, grill and plate warmer beneath a six ring hob. There are glass cabinets, larder unit, a one and half bowl sink with mixer tap, an integrated dishwasher, breakfast bar and wine racks. The kitchen has a tiled floor which extends towards the seating area which has a Karndean floor and where a staircase leads down to the study.





To the side of the kitchen is the dining room beyond which is the utility, a gym which could be used as a snug or potentially 5th bedroom and at the far end of the house are the two other principle reception rooms. The sitting room has twin aspects and a brick fireplace housing a multi-fuel burner above which is an oak beam. There are French doors opening to the front of the house and also bifold doors opposite which provide access into the garden room which has a part vaulted ceiling, woodblock floor and also French doors to the south west facing terrace. The utility has a sink with cupboards beneath, plumbing for washing machine and a range of fitted cupboards. There is a separate cloakroom with low flush W.C. which houses the wall mounted Worcester gas fired boiler. The paddle staircase leads from the utility to an occasional first floor bedroom with a bathroom.

The remainder of the ground floor accommodation is off the opposite side of the reception hall and comprises a family bathroom which has a tiled floor and part tiled walls, tiled shower cubicle with power shower with jets, a free standing claw foot bath, hand basin with low flush W.C. and chromium heated towel rail. There are two double bedroom suites both with en-suite shower rooms and which have tiled floor and part tiled walls, tiled shower cubicles, low flush W.C. and hand basin.



The staircase leads to the first floor galleried landing off which is a fourth bedroom and the master suite which is an impressive double bedroom with a dressing area with extensive fitted wardrobes and vanity unit, off which is an en-suite shower room with tiled floor and part tiled walls, tiled shower cubicle with shower and jets, low flush W.C. and hand basin. There are also French doors from the bedroom opening to a Juliette balcony with views over the garden.

## Location

Forest Mead is situated in an extremely private, semi-rural location on the edge of the village of Norley which provides local services for everyday needs including a village hall, local shop, primary school, churches and public house. The attractive market town of Frodsham is approximately 4 miles distant and offers a comprehensive range of services including high street banks a parade of shops, supermarkets, pubs and restaurants. The

cities of Liverpool, Chester and Manchester are all within easy reach and offer a wide variety of shopping and leisure facilities.

On the recreational front there are several golf courses locally including Delamere and Sandiway, Polo at Little Budworth, Motor Racing at Oulton Park. Delamere Forest is nearby, providing miles of walking and mountain biking and for those with equestrian interests there are miles of quiet lanes around the area for hacking out. On the educational front there is a choice of private and state schools locally, notably The Grange at Hartford and Kings and Queens in Chester.

## Communications

Forest Mead is well placed for travel being about 4 miles from the M56 motorway if you are commuting to Chester, Manchester and Liverpool. For travel further afield there is a regular rail service from Runcorn to London Euston and

international airports in both Manchester and Liverpool.

- Frodsham 3 miles
- Chester 18 miles
- Liverpool 23 miles
- Manchester 30 miles

(distances approximate)

## Outside

The property is approached via a splayed entrance with brick pillars and a pair of electrically operated timber entrance gates over a graveled drive to 2 turning circles with cherry and copper beech in front of the house. The drive is flanked on either side by lawns with floral and herbaceous borders and some attractive trees to include an Ash and Silver Birch.

Beside the drive is the garaging which is an L shaped building and is built of brick and block and rendered elevations under a pitched tiled roof. It is sub-divided into two rooms (26'9" x 17'10" and 18'8" x 17'11") and has three up and over doors. The building is served with light, water and power.

The main gardens are to the south and west of the house and have been beautifully landscaped by the present owners. There is a lower lawn



with a pond and an attractive crescent border densely stocked with a variety of flowering trees and shrubs to include Azalea, Rhododendron, Camelia and many other species. The lawn slopes up to the house where there is a wide stone flagged terrace next to the house and steps leading up to a raised decked balcony which can be accessed off the seating area within the kitchen. There is a further rockery with a variety of heathers and additional borders.

A stone flagged path leads from the patio around the side of the house to a further rear patio and which leads back to the lawn in front of the house with the parking area. The property in its entirety is surrounded by mature hedgerows and together with the various trees provides a high degree of privacy.

## Property Information

**Address:** Forest Mead, Gallowsclough Lane, Norley, Cheshire, WA6 81J

**Services:** All Mains services are connected, Broadband connection available – Fibre Optic, Burglar Alarm, Security Lighting

**Local Authority:** Council. Tel: G. Tax Band - £2542 payable 2015/16

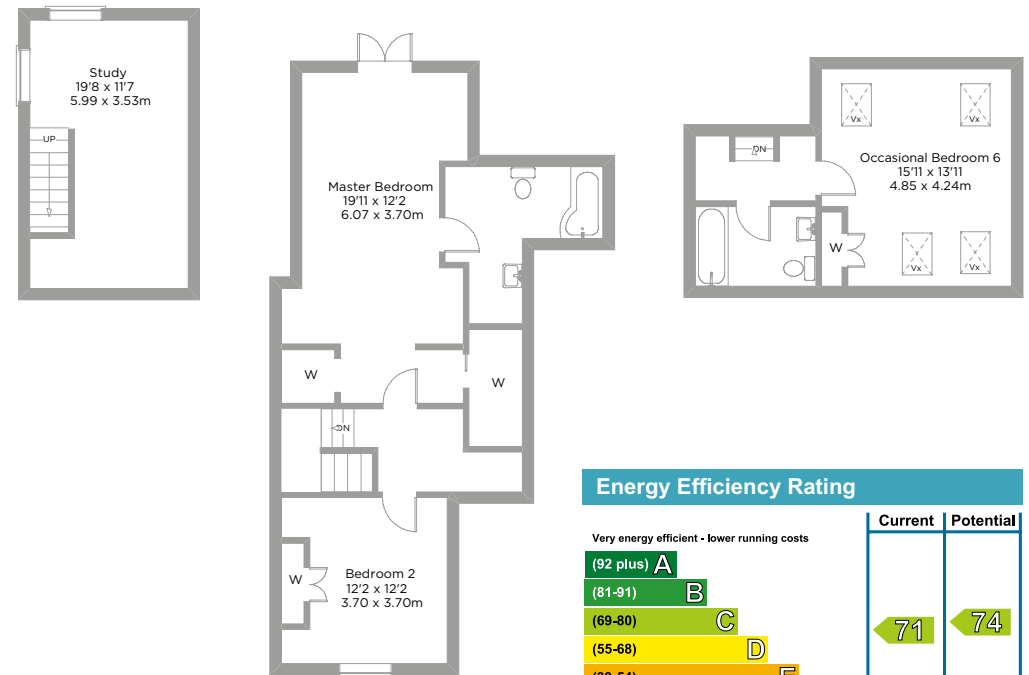
Cheshire East & Chester Council.  
Tel: 0300 123 5500

**Viewing:** Only by appointment with Jackson-Stops & Staff Chester office.

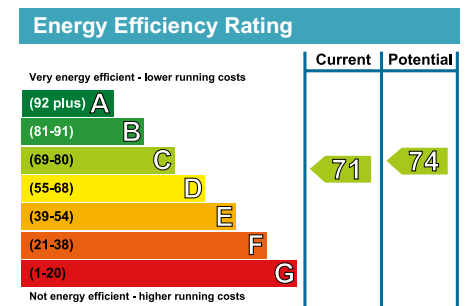
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Ground Floor



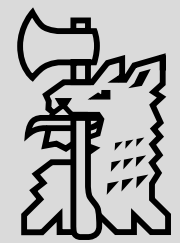
First Floor



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