



An exceptional, unusual and unique two double bedroom ground floor apartment, located in the spectacular surrounds of Oakmere Hall and its 14 acres of communal gardens and grounds - with the benefit of private driveway, double garage and being offered for sale with no on-going chain

Wright Marshall have pleasure in offering for sale this exceptional, unusual and unique apartment that is located in the spectacular surrounds of Oakmere Hall.

The sweeping tree lined drive leading to Oakmere Hall is both inspirational and beautiful. It truly sets the scene for what is a unique concept and an exceptionally rare opportunity to purchase what could reasonably be described as a portion of old stately England. In addition to the beauty and quality, the location is surprisingly central, being within forty minutes drive of two international airports.

The property is unusual within the context of Oakmere Hall as it has its own private driveway/parking area and ground floor entrance from this driveway. The accommodation is instantly impressive with a lovely entrance hall with exposed stone and access to the inner land where the bedrooms are located and of course the kitchen and living room.

The kitchen enjoys generous dimensions and has more than ample space for a large table and chairs. The living room is arguably the best room in the apartment being of a beautiful square proportion and having magnificent feature windows and a feature fireplace. With its high ceiling and high level of elegance it really is an excellent living space. From the living room steps lead down to a spacious home office.

The principal bedroom has fitted wardrobes and an en-suite facility whilst the second bedroom is also of double proportion. The bedrooms are served by a good sized family bathroom.

Externally the property has its own private parking area. Stone steps lead down to an outstanding cellar/storage area, the detail of which is listed in the particulars below.



The property has the benefit of a double garage. Close to the garage is the Oakmere Hall Community room - with residents having the full use of this communal entertaining building with its own party room, bar, shower/WC and table tennis room. The community room is booked by residents in advance.

Residents of the Hall enjoy fourteen acres of the beautifully established surrounding woodland through which many pleasant walks are enjoyed. Incorporating an exceptional variety of trees plus other flora and fauna and frequented by much wildlife, the woodland and lake offer a genuinely rare amenity.



The combination of outstanding natural beauty on the doorstep with an accessibility to many commercial centres is indeed a rare one. Upon walking around potential purchasers will instantly note the charm, character and considerable potential of this fine apartment.

It forms part of a building which is historically interesting and visually stunning. It is the ideal property for those looking to downsize or the working professional seeking a high quality location from which they can combine business and personal use. A viewing is highly recommended.



LOCATION

Oakmere is a popular location that is situated just off the A556 Chester to Manchester Road. It lies within minutes drive of the magnificent Delamere Forest. For wider amenities the market town of Frodsham is found within 5 miles, Northwich 7 miles, whilst wider commercial centres including Warrington, Liverpool and Manchester are found in 12, 25 and 30 miles respectively. Within walking distance is a convenience store and the villages of Cuddington and Sandiway.

There are excellent railway links in the locality with Cuddington and Delamere Station being on the Chester to Manchester line and further connections to Liverpool and London being found nearby at Hartford (2.7 miles) Runcorn (10 miles) the historic city of Chester (13 miles) and Crewe (14 miles)

The M56, M53, M6, A49 and A41 are all within close travelling distance. Manchester and Liverpool Airports are 25 and 40 minutes drive respectively.

The area as a whole is noticeable for the numerous walks, rides and climbs, interesting meres, canals and rivers, country parks and dozens of places to visit within a comfortable travelling distance.

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 football clubs at Manchester, Liverpool and Bolton.



ENTRANCE HALL

13' 10" x 6' 3" (4.22m x 1.91m) Roof height extending to 13'4". A stunning entrance to this fabulous individual property with tall ceiling, exposed stone walls, wall light point, door leading to the outside, framed opening to two inner halls, one leads to the living accommodation and the other to the bedroom.

INNER HALL

15' 8" x 6' 8" (4.78m x 2.03m) Double panel radiator. Panelling to dado height. Two wall light points. Intruder alarm control panel. Framed opening to entrance hall. Doors to breakfast kitchen, living room and cloakroom.

CLOAKROOM

6' 11" x 6' 9" (2.11m x 2.06m) Low level WC, wall mounted wash hand basin with tiled splashback accessed directly through a door from the entrance hall





DINING KITCHEN

20' 1" x 15' 7" (6.12m x 4.75m) Triple width full height windows with views over beautiful communal gardens. Fitted with a range of wooden floor level cupboards together with rolled edged preparation surfaces and one and half bowl sink with mixer tap set beneath deep window sill. Integrated Bosch dishwasher. Space for washer/dryer. Two Leisure Rangemaster 605 cookers. Integrated Sandstrom microwave. Five ring hob. Kickspace heater. Fully tiled terracotta bespoke storage cupboard for ironing board. Integrated freezer with pantry cupboard over. Extensive built in corner pantry units. Tiled floor. Door to inner hall one. Double panel radiator. Further built in corner cupboard. Recessed ceiling spotlights. High level Manrose extractor fan. Central heating control panel. Cupboard housing consumer unit and Baxi boiler.



LIVING ROOM

18' 0" x 17' 5" (5.49m x 5.31m) A beautiful principal living room with two sets of double width windows enjoying fabulous views over the surrounding gardens and grounds. Panelling to Dado height. Double and single panel radiators. Decorative coved ceiling. Two ceiling roses. Two wall light points. Central fireplace with marble hearth and inset with painted wooden surround with living flame coal effect gas fire. Step through to the inner hall. Door and steps leading down to the study.



HOME OFFICE

10' 11" x 7' 10" (3.33m x 2.39m) Double glazed windows to the side. Double panel radiator. Steps up and door through to the living room.

INNER HALL TWO

19' 3" x 6' 5" (5.87m x 1.96m) Maximum measurements narrowing to 4'1". Single panel radiator. Door to two bedrooms and bathroom.

BEDROOM ONE

18' 5" x 15' 5" (5.61m x 4.7m) Maximum measurements taken at widest point. (Measurement taken to the front of the fitted wardrobes). Extensive floor to ceiling fitted wardrobes. Two single panel radiators. Feature dual aspect windows. Door to inner hall. Door to en-suite shower room.



EN-SUITE SHOWER ROOM

7' 8" x 5' 8" (2.34m x 1.73m) Fitted with a suite comprising low level WC, pedestal wash hand basin with tiled splashback and fully tiled shower. Obscured glass windows. Single panel radiator. Shaver socket point. High level Manrose extractor fan

BEDROOM TWO

13' 4" x 8' 11" (4.06m x 2.72m) Side aspect windows. Single panel radiator. Floor to ceiling fitted wardrobes.

BATHROOM

10' 3" x 6' 2" (3.12m x 1.88m) Fitted with a suite comprising vanity unit with wash hand basin, low level WC and panelled bath with fully tiled area over housing Gainsborough Style 300 electric shower unit. Single panel radiator. Half tiled walls. Shaver socket point. Recessed ceiling spotlights. High level Manrose extractor fan. Obscured glass window. Door to the inner hall.

EXTERNAL

The subject property has the advantage of an L-shaped gravelled driveway that provides off road parking for 3 - 4 vehicles and has a wrought iron gate leading onto an appealing terrace/patio area and the communal gardens and grounds and steps to the principal garden.

CELLAR

There is a superb cellar accessed via stone steps via handrail that leads to a communal entrance area 8'3" x 6'4" with stone flooring and door leading through to the subject property's own individual storeroom/general area.

STOREROOM/GENERAL AREA

17' 9" x 16' 9" (5.41m x 5.11m) Power and light connection. Lockable wooden doors leading out to the communal area.

DOUBLE GARAGE

18' 0" x 17' 9" (5.49m x 5.41m) Within a very short stroll of the property's front door is a brick built garage range where all residence have garaging facilities. When walking through the driftway, look to the left and there is a row of six garages. The subject property's garages are the third and fourth along both entranced via up and over doors. Power and light connections. Feature circular window. Potential for eaves storage.

GARDENS AND GROUNDS

Residents of the Hall enjoy a share in and full use of fourteen acres of the beautifully established surrounding woodland through which many pleasant walks are enjoyed. Incorporating an exceptional variety of trees plus other flora and fauna and frequented by much wildlife, the woodland and lake offer a genuinely rare amenity. Residents' / Visitors' Parking area.

SERVICE CHARGE

At time of writing, £350 per calender month, payable to management company and covering buildings insurance, maintenance of grounds / lake, painting of communal hall, maintenance of gutters, external painting and build up of emergency repair fund. Use of community entertaining room with its own party room, bar, shower / wc and table tennis room. Full details to be provided within the sale contract.

SERVICES/TENURE

Cheshire West and Chester Council. Long Leasehold. Gas central heating, septic tank drainage, mains water and electricity. No test has been made of mains service, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies to verify the presence of these services. We cannot therefore confirm that they are in working order and we recommend any prospective purchaser obtain verification from their respective surveyor/solicitor.

VIEWING

Viewing by appointment with the Agents Tarporley office

ROUTE

From our office in the centre of Tarporley, turn right along the High Street (towards Chester) turning first right on to Forest Road. Travel up Forest Road and at the junction turn right on to the A49. Continue on this road, and carry straight on at the traffic lights shortly after the Tarporley Garden Centre. At the next set of traffic lights (junction with the A556) turn left in the direction of Chester. After a short distance take a right turn (entrance to Oakmere Hall) and continue along the sweeping tree lined driveway - the driveway to the subject property is to the left of the main entrance to the building.



Ground Floor

Approx. 135.9 sq. metres (1462.7 sq. feet)



Total area: approx. 135.9 sq. metres (1462.7 sq. feet)

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

3 Oakmere Hall, Oakmere

