



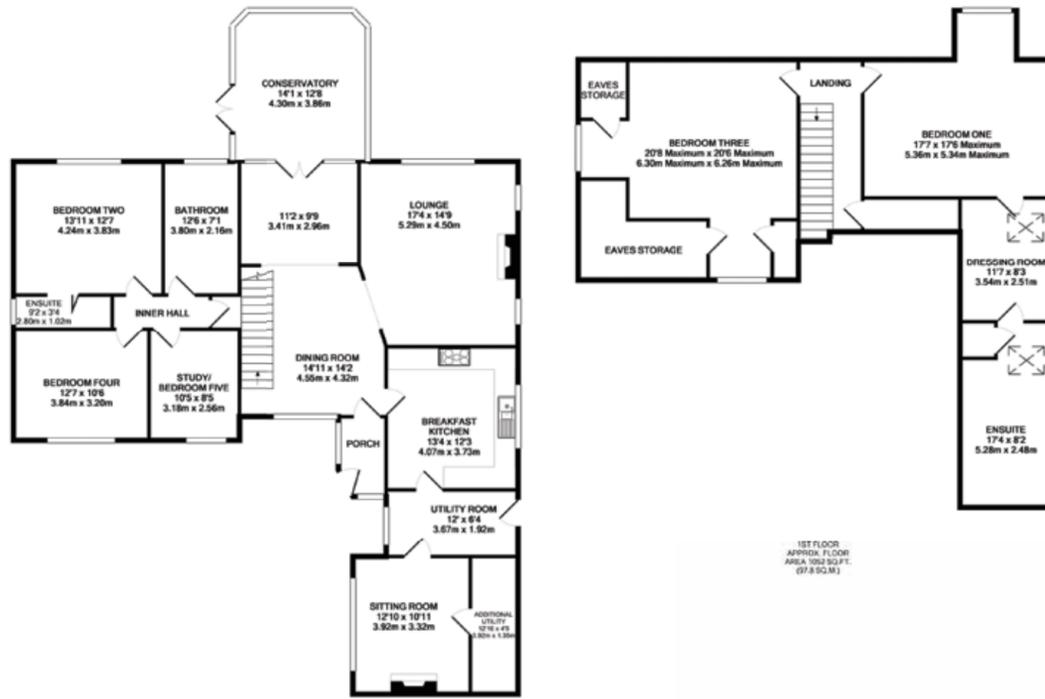
Delamere



HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

£650,000



Situated in a sought after quiet secluded location surrounded by woodland and open countryside a beautifully presented detached family home with superb flexible accommodation extending to over 2,750 sq.ft.. Landscaped private gardens, electric gated entrance with tree lined driveway and off road parking for several vehicles.

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Floor Plans
(Not to scale)

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Bluebell Cottage

Ottersbank Farm, Delamere CW8 2HP

 4 Reception Rooms

 5 Bedrooms

 3 Bathrooms

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LOCATION

Delamere is a picturesque village that is situated just off the A556 Chester to Manchester Road. The village lies within minutes of the magnificent Delamere Forest. For wider amenities the market town of Frodsham is found within 5 miles, the popular Northwich 7 miles, whilst wider commercial centres including Warrington, Liverpool and Manchester are found in 12, 25 and 30 miles respectively. There are excellent railway links in the locality with Delamere Station being on the Chester to Manchester line being within walking distance and further connections being found nearby Runcorn (10 miles) and the historic city of Chester (13 miles). For those seeking access to the roads the M56, M53, M6, A49 and A41 are all within close travelling distance.

Delamere Forest is Cheshire's largest area of woodland and provides a wonderful area for country walks and natural beauty. 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 major football clubs at Manchester, Liverpool and Bolton.

DIRECTIONS

From Tarporley take the A49 towards Warrington. At the bottom of Luddington Hill - Alvanley Arms public house on the right - prepare to turn left on to the B5152 signposted to Frodsham. Continue on this road until reaching the junction with the A54 (Fishpool Inn on the left). Turn right on to the A54 (Chester Road) signposted to Winsford, and the property can be identified by a For Sale board on the right hand side.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Entrance Porch 2.26m (7'5) x 1.35m (4'5)

UPVC double glazed entrance door. UPVC double glazed windows. Wood laminate flooring. Door leading into:-

Dining Room 4.55m (14'11) x 4.32m (14'2)

Front aspect window. Oak staircase with spindled balustrade rising to First Floor. Double panel radiator. Opening into:-

Lounge 5.28m (17'4) x 4.5m (14'9)

UPVC double glazed windows overlooking gardens. Two double panel radiators. Dado rail. Decorative coved ceiling. Ceiling rose. Inset granite gas fireplace. Two wall light points.



Sitting Area 3.4m (11'2) x 2.97m (9'9)

Accessed via Dining Room. Dado rail. Two wall light points. Decorative coved ceiling. Double width UPVC double glazed doors opening into:-

Conservatory 4.29m (14'1) x 3.86m (12'8)

Range of UPVC double glazed windows with a range of fitted blinds, temperature controller and semi-recessed halogen spotlights. Wood laminate flooring. Double width doors leading to the garden.

Breakfast Kitchen 4.06m (13'4) x 3.73m (12'3)

Accessed via Dining Room. Comprising an excellent range of contemporary cream wall and floor cupboards together with sliding drawers and solid black granite preparation surfaces throughout. One and half bowl Blanco sink with chrome mixer tap over and drainer etchings into granite surface to the side. Rangemaster cooker. Tall integrated refrigerator. Integrated freezer. Integrated dishwasher. Integrated wine cooler. Two deep pan storage drawers. Kick space heater. Predominant granite preparation to upstands and over cooker. Curved corner storage units. Granite window sill. Period style radiator. Recessed halogen spotlights. Coved ceiling. Triple width UPVC double glazed window enjoying excellent views over the garden. Door leading into:-

Utility Room 3.66m (12') x 1.93m (6'4)

Fitted with a range of white wall and floor cupboards together with sliding drawers and rolled edged laminate preparation surfaces throughout. Single bowl stainless steel Carron Phoenix sink with drainer unit and mixer tap. Space for washer dryer. Double panel radiator. Part tiled walls. UPVC double glazed door with glass pane to outside. Door leading into:-

Sitting Room 3.91m (12'10) x 3.33m (10'11)

Double panel radiator. Wood laminate flooring. Front aspect UPVC double glazed windows. Coved ceiling. Inset multi-fuel burning stove. Door leading into:-

Secondary Utility Room 3.91m (12'10) x 1.35m (4'5)

Fitted with a range of white wall and floor cupboards together with rolled edged preparation surface. Space for washing machine. Wall mounted Worcester boiler. Space for tall refrigerator and freezer. Door leading into:-

Separate WC

Fitted with a white suite comprising low level WC and wall mounted wash hand basin. Fully tiled walls. Underfloor heating.

Inner Hall

Bedroom Two 4.24m (13'11) x 3.84m (12'7)

Extensive fitted bedroom furniture incorporating full height wardrobes, bedside units and chest of drawers. Dado rail. Coved ceiling. Radiator.

En-suite Shower Room 2.79m (9'2) x 1.02m (3'4)

Fitted with a white suite comprising low level WC, vanity unit with wash hand basin and chrome mixer tap and fully tiled shower enclosure with Mira shower unit. Fully tiled walls and floor. Heated towel rail. Shaver socket point.

Bedroom Four 3.84m (12'7) x 3.2m (10'6)

Side aspect UPVC double glazed window. Double panel radiator. Dado rail. Coved ceiling. Fitted bedroom furniture.

Bedroom Five/Study 3.18m (10'5) x 2.57m (8'5)

Double glazed window. Single panel radiator. Wood laminate flooring. Dado rail and coved ceiling. Fitted Sharp office furniture. Single panel radiator.



Family Bathroom 3.81m (12'6) x 2.16m (7'1)

Fitted with an excellent quality suite comprising bath with chrome mixer tap and shower attachment, contemporary curved wash hand basin with chrome mixer tap, low level WC with push button flush and state of the art shower cubicle with jetsprays, shower head attachment, integrated seat, mirror and storage shelf with chrome fitment. Two heated chrome towel rail/radiator. Fully tiled floor with underfloor heating, fully tiled walls, recessed halogen spotlights. Obscured glass UPVC double glazed windows.

FIRST FLOOR

Landing

Dado rail. Access to eaves storage space and deep built in cupboard.

Bedroom One 5.36m (17'7) x 5.33m (17'6) Max

Triple width UPVC double glazed window overlooking garden and woodland beyond. Double panel radiator. Extensive fitted wardrobes. Door leading to:-

Dressing Room 3.53m (11'7) x 2.51m (8'3)

Velux skylight. Door leading to:-

En-suite Bathroom 5.28m (17'4) x 2.49m (8'2)

Newly fitted in recent times and comprising bank of floor level cupboards with integrated drawers and display surface. Low level WC with push button flush. Contemporary curved wash hand basin with chrome mixer tap and panelled bath with tiled area over housing electric Galaxy Serene 9.5 kw shower unit with detachable head. Wall mounted heated chrome towel rail/radiator. Fully tiled floor. Velux skylight. Halogen spotlights. Door to eaves storage cupboard and door to airing cupboard with slatted shelving.

Bedroom Three 6.3m (20'8) Max x 6.25m (20'6) Max

This room enjoys superb views over adjoining countryside. UPVC double glazed window enjoying views over garden. Three doors into eaves storage cupboards and a single panel radiator.

OUTSIDE

Gardens

The property is approached via a brick pillared electric gated entrance that opens onto a delightful tree lined driveway with open countryside along side and leads to parking for several vehicles.

A further block paved driveway leads to the front of the property and leads to the formal gardens which are mainly laid to lawn with planted flower beds, and mature hedged boundaries creating privacy.

Furthermore there is a pergola, garden shed and excellent views of adjoining woodland.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (Not Tested)

We believe that mains water, electricity, LPG central heating and private drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band F.

POSTCODE

CW8 2HP

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.