



Handley House
Norbury | Cheshire





Handley House

Norbury, Cheshire
SY13 4HT

A superb 5-bed rural property, in an idyllic setting with far reaching views across Cheshire and in all circa 3.36 acres.

- 5-bed former farmhouse, well-appointed and beautifully renovated, providing modern family living accommodation.
- GF: boot room, large utility, open plan kitchen with sitting room and dining area, drawing room, study.
- FF: master bed with ensuite, 4 further double bedrooms, 3 en-suites, separate WC & spacious galleried landing.
- Lawned gardens with patio seating area & tennis court.
- Further 3-bed Coach House with open plan kitchen, dining and living accommodation.
- Outbuildings and workshop.
- Post & railed paddock, in all circa 3.36 acres.

Approximate distances in miles:

Wrenbury 3m | Whitchurch 6m | Nantwich 8m
Crewe 14m | Chester 19m | Shrewsbury 28m
Liverpool 37m | Manchester 47m

Situation

The property is accessed from a quiet country lane, situated near to the villages of Norbury and Marbury. The location is just a few miles from Wrenbury, which provides a village store and post office, primary school and doctors surgery as well as pubs and restaurants.



Situated approx. 7 miles from Nantwich, a small market town in the South Cheshire countryside. The town provides a wealth of period buildings, independent boutique shops, cafes, bars and restaurants. The market town of Whitchurch is approx. 4 miles away and offers an excellent range of day-to-day amenities whilst Chester, Shrewsbury, Manchester & Liverpool are both easily accessible for daily commuting.

The property has very good communication links; the A49 gives access to the motorway network. Crewe station (approx. 14 miles) has an excellent service to London Euston from 1 hour 35 minutes and Manchester International & Liverpool John Lennon Airports are within an hour's drive.

There are a number of good state and independent schools in the area, including Bishops Heber, Malpas, Ellesmere College and Kings and Queens in Chester. The White House school is a notable and popular school located in Whitchurch.

For the equestrian enthusiast the area is extremely well situated within the heart of the Cheshire Hunt country; racing locally is at Chester, Bangor on Dee, Haydock or Aintree; Polo at Cheshire Polo Club in Little Budworth near Tarporley. There are a number of recreational options with Whitchurch Rugby Club, Cholmondeley Cricket club and Hill Valley golf club all offering superb facilities.





Description

Handley House has undergone a comprehensive & highly specified programme of refurbishment both internally and externally. The 5 bed roomed period farmhouse offers extensive modern family living space, exuding comfort and charm & making the most of the 360-degree views towards Peckforton and Beeston Hill's, the Welsh Hill's and the Peak District.

The overall specification and finish is to a very high standard. Features include oak flooring, solid oak doors, sonos integrated sound system, feature fireplace, bespoke kitchen with Neff appliances and bathroom fittings by Heritage & Hansgrohe. The property has been built using modern high standard thermal products and includes double glazing and under floor heating throughout.

The residential accommodation is outlined further below:

Handley House:

At ground floor level the back door leads into boot room with oak floor, leading into the large utility room with fitted cupboards, sink and plumbing for washing appliances.

The breakfast kitchen is a highly specified hand made kitchen with granite work surfaces, tiled splash backs, central island with breakfast bar; integrated Neff appliances include twin ovens, 5 ring gas hob, microwave, and integrated dishwasher. The open plan living room and dining area includes oak flooring throughout, open fireplace and French windows leading to the patio area.



The middle section of the open plan room includes a feature solid oak bay with vaulted ceiling and offering fantastic views towards Peckforton Hills.

Drawing room with feature carved wood fireplace with marble inlay and hearth, double aspect with lovely views to gardens, double doors opening into the open plan living room.

Central hallway with oak staircase and feature window offering fantastic views and superbly lit by the double vaulted roof lights.

Study, off the hall, with views across the paddock and incorporating telephone, internet and television points.

The oak staircase from the hallway leads up to the spacious and galleried first floor landing area with a number of airing and linen cupboards.

The master bedroom suite has dual aspect windows with views across the paddock and gardens, fitted wardrobes, recessed spotlights & an en-suite bathroom with power shower, panelled bath, sinks units, WC and heated towel rails.

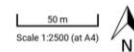
Bedroom two is a double room with dual aspect windows and en-suite with shower, sink and WC.

Bedroom three is a double room with fitted wardrobes and window offering views towards Peckforton Hills. Adjoining en-suite with large bath, double sink units, larger power shower and WC with separate access to landing.





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Bedroom four is a double room with fitted wardrobes and adjoining en-suite with shower, sink and WC.

Bedroom five is a further double room with access to separate WC and sink on landing.

Externally

The property is approached down a tree lined drive with mown grass verge and opens on to a extensive parking and turning area.

Gardens surround the house and are predominantly laid to lawn to side and rear; there is a large rear, south facing patio area with external speakers and electrical points. The patio is surrounded by a brick retaining wall incorporating raised flower beds. The mature gardens benefit from a range of tree species and shrubs with woodland walk. At the top of the garden is the all-weather tennis court with surrounding retractable netting.

The Land

To the front of the house is a well drained, post and rail paddock. Ideal for the equestrian enthusiast or those looking to keep animals.

The Coach House

Is a detached 2 storey brick and slate cottage with open plan living room, kitchen/diner and first floor bedroom and bathroom. The ground floor has been used as a spare bedroom with en-suite shower and separate gym room.



The Coach House offers the perfect opportunity for annexed living accommodation for guests or family. Alternatively, The Coach House offers a unique opportunity to incorporate a B&B service or additional income streams on the letting market, subject to any required planning permission.

Services

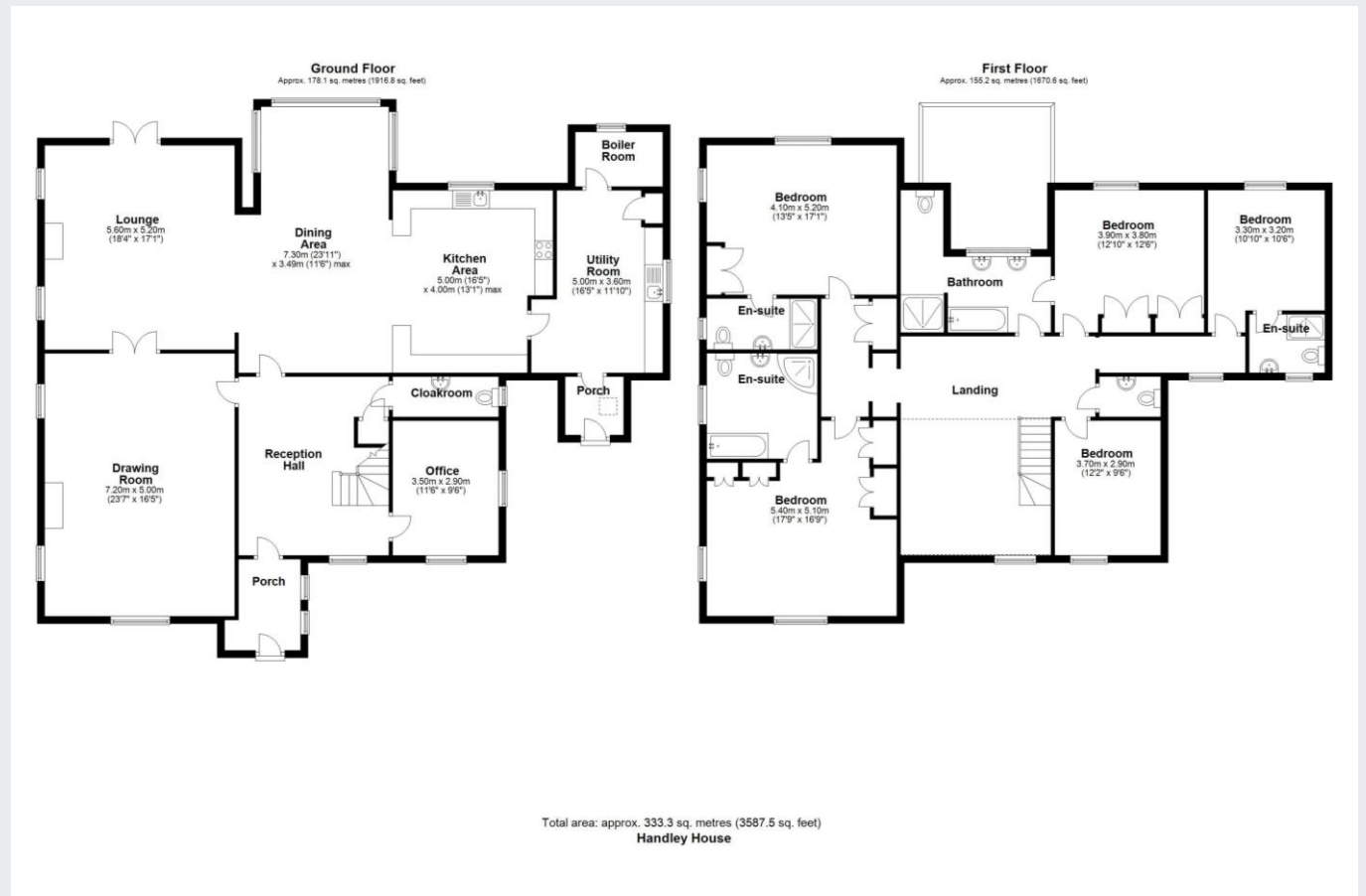
- Mains water and electric
- Private drainage via a septic/treatment tank
- Oil fired central heating
- Underfloor heating
- Sonos sound system
- Double glazing throughout

Local Authority

- Cheshire East
- Council Tax Band F

Viewing

Strictly by prior appointment with Jackson Property 01948 666695 or 01743 709249.



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