



HINCHLIFFE
HOLMES



THE COPSE



GROUND FLOOR

Porch | Kitchen & Family Room | Utility Room | Sitting Room
Hall | WC | Study - Bedroom Five - En-suite

FIRST FLOOR

Landing | Master Bedroom - En-suite - Dressing Room
Bedroom Two - En-suite | Bedroom Three
Bedroom Four | Bathroom

OUTSIDE

Parking | Garage | Gardens

THE COPSE

Ashton Road | Norley | WA6 6NY

Situated in one of the area's most desirable and quiet locations within walking distance into Delamere Forest, an individually designed, contemporary, and bespoke detached family home with exceptional high specifications and outstanding flexible accommodation throughout.

Externally there are beautifully landscaped private gardens with great entertainment space. The gated entrance opens onto the driveway providing off road parking for several vehicles and leads to the detached garage.

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 and nature trails.

Delamere railway station is within walking distance access and runs on the Chester - Manchester line. In terms of key mileages to note, Chester is 14 miles, Liverpool 24 miles, Manchester 28 miles, Frodsham 8 miles and Tarporley 8 miles.

Norley itself offers everyday shopping provisions at the local grocery shop whilst the adjacent villages of Sandiway, Cuddington and Frodsham offer more comprehensive facilities. Frodsham is a traditional market town that hosts a regular street market offering an array of local produce.

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 and Liverpool. Delamere Forest is a wonderful place for families to walk, cycle, horse ride and picnic and an absolute haven for birds and wildlife.

Manchester and Liverpool International Airports are reached within 45 minute's drive. There is a range of superb schools in both the state and private sector within close proximity with the hugely popular Grange School in Hartford being under 15 minute's drive away.





















































WOW













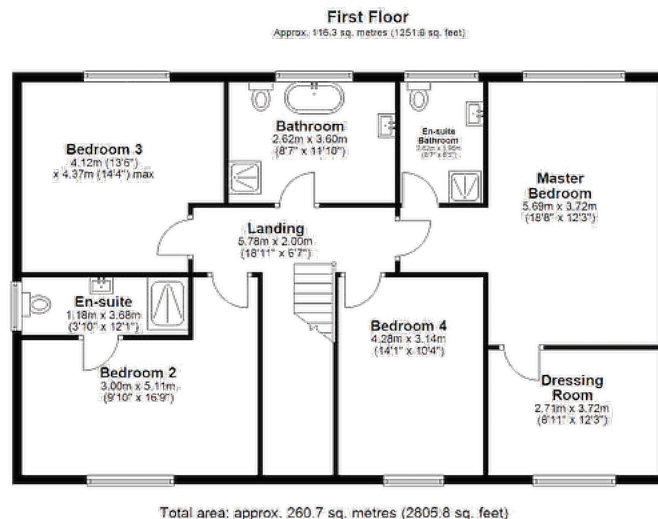
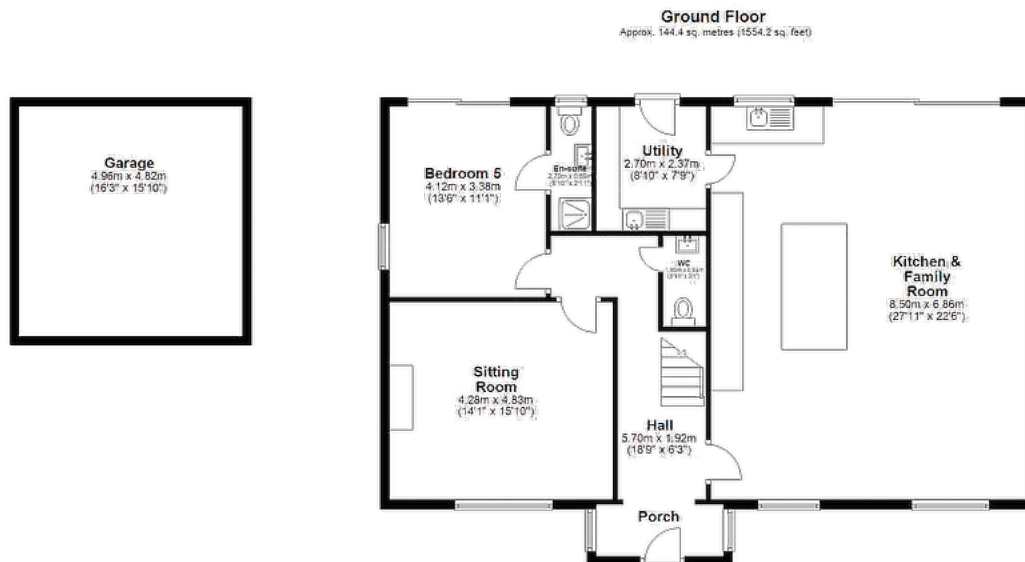












Total area: approx. 260.7 sq. metres (2805.8 sq. feet)

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band F.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



what3words: alternate.revolt.s.civic



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1 %
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hincliffe Holmes

2021-2022



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MOTOR CARS
AUTHORISED DEALER
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★★★★★
BEST ESTATE AGENT
CHESHIRE
Ben Hincliffe

2022-2023



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2022-2023



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2023-2024



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HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT

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