



High Legh  
Moss Lane

  
IRLAMS  
*of Knutsford*





# High Legh, WA16 0RF

## Moss Lane

### £895,000



### The Property

This well presented detached four-bedroom, two-bathroom farmhouse has been sympathetically maintained over the years by the current owners to now offer light, spacious and flexible living accommodation with many original features. Particular mention must be made of the extensive range of equestrian facilities alongside a range of brick outbuildings offering fantastic potential for further development or further stabling, the adjoining 6 acres of field and as well as the great potential to extend, refurbish and remodel the farmhouse (all subject to relevant permissions). Located in a popular semi-rural position with far reaching views over the land and adjoining countryside on the edge of the village, a short drive to Lymm and Knutsford town centre whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached through five bar timber gates over a concrete yard, providing ample parking and turning area, leading to the front entrance and detached garaging with office space above. The rear gardens

are a lovely feature of the property, being generous in proportions with a private, open aspect overlooking adjoining countryside. Laid to lawn in the main with large, stone flagged patio area sweeping around the rear of the property, ideal for alfresco dining, all fully enclosed by timber fencing. There is an extensive range of brick outbuildings with the property currently being used for storage and stabling beside 6 acres of field and paddock offering fantastic scope for equestrian use or similar hobbies.

### Directions

From Knutsford Town Centre proceed along Manchester Road (A50) through Mere. After passing High Legh Garden Centre turn left into Halliwells Brow. Turn right onto Golbourne Land and left onto Moss and follow the lane down to Sink Moss Farm on your right.

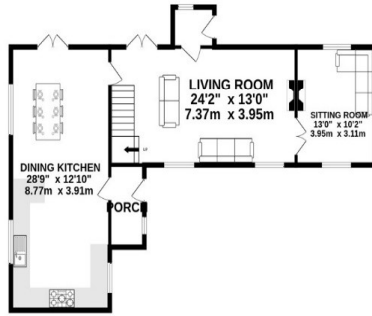


- A well-presented detached farmhouse with a substantial range of outbuildings & land
- Lovely rural position overlooking open countryside
- Flexible living accommodation
- Farmhouse kitchen
- Four bedrooms & two bathrooms (one en-suite)
- 6 acres of land
- Detached garaging with office space above
- Range of outbuildings & stabling

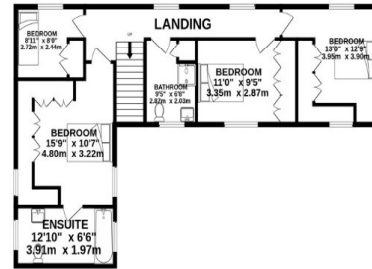
**Postcode** – WA16 0RF  
**EPC Rating** – E  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band E



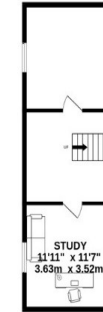
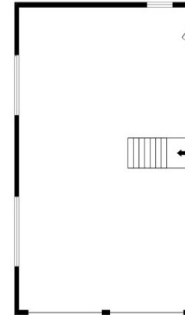
GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



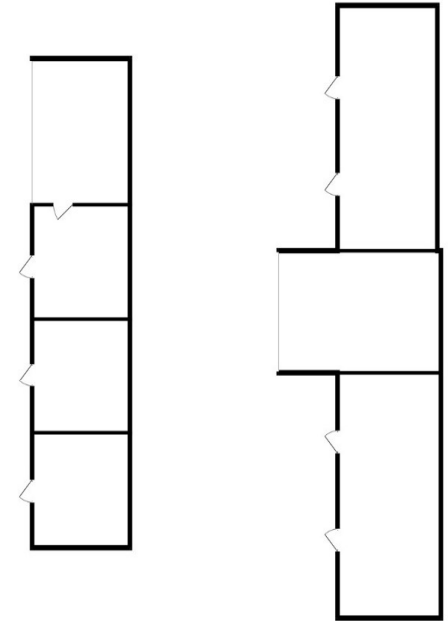
1ST FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



GARAGE  
1174 sq.ft. (109.1 sq.m.) approx.



OUTBUILDINGS  
1667 sq.ft. (154.8 sq.m.) approx.



TOTAL FLOOR AREA : 4521 sq.ft. (420.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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