

223 Moor Lane

Wilmslow, SK9 6DN



mosley jarman



Rowan House, 223 Moor Lane, Wilmslow, SK9 6DN

£825,000

This farmhouse development consists of four exclusive properties centered around a delightful courtyard setting. The development blends the best in period charm, alongside contemporary living.

The immaculately presented accommodation consists of an entrance hallway (with concealed storage), leading directly through to the heart of the home; a spacious open plan kitchen/family room. The kitchen is fitted with bespoke hand built shaker-style cabinetry, granite work surfaces, and is arranged around a central island, perfect for cooking & entertaining. The kitchen features a full compliment of integrated appliances including Rangemaster double ovens, induction hob, dishwasher & large Belfast sink. The sitting area is perfect for socialising & this leads through to the sumptuous formal sitting room/dining room which boasts dual aspect full height glazing looking over the garden. The property also benefits from a downstairs 4th bedroom/playroom, a utility room (with sink & space for washing machine & tumble dryer and downstairs WC.

Stairs ascend to the first floor galleried landing where you are greeted by three spacious, impressive double bedrooms (with fitted wardrobes & en-suite shower rooms fitted with high quality sanitaryware & Hansgrohe fittings). The principal suite has the real wow factor with dual aspect windows, a dressing area & a high specification ensuite bathroom fitted with a four piece contemporary bathroom suite. The principal bedroom also features sliding glazed doors leading onto a covered balcony with sleek glass balustrade which wraps around the side of the property. The property is heated via gas fired central heating from a Worcester Bosch combination boiler & a pressurized tank. The property also boast plantation shutters in many of the rooms.



- Characterful farmhouse conversion
- Idyllic countryside setting
- Bespoke hand built kitchen.
- South West facing garden & balcony.
- Stylish interior designed accommodation throughout
- Three spacious bedrooms suites with en-suite bathrooms
- Striking blend of period charm & contemporary styling.
- Outstanding 'A' rated energy performance grade



Location

The property is situated in this highly desirable South Wilmslow setting. Located within a short distance of the town centre & Wilmslow train station which offers direct links to Manchester and London, there are many excellent local schools in close proximity including Lindow Primary School & Ashdene Primary School. The property is ideally located close to Wilmslow with its array of excellent amenities, whilst having stunning countryside walks on its doorstep.

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Gardens & Grounds

Externally the property is approached through a delightful cobbled courtyard setting. The property includes two parking spaces, plus oak frame garage with boarded storage in the eaves space.

The rear garden is private, enclosed & South-West facing perfect for enjoying the afternoon sun. The garden mainly laid to lawn & includes a York stone patio which wraps around the property.

Important Information

Council Tax Band: G

EPC grade: A

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk^{**}: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband^{**}: Superfast Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage^{**}: Mobile coverage with EE likely, Three, O2 & Vodafone limited).

Parking: Off road parking to the front of the property. 2 allocated spaces.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Leasehold. 815 years from 06/08/2017

^{*} Information provided by GOV.UK

^{**}Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: SK9 6DN

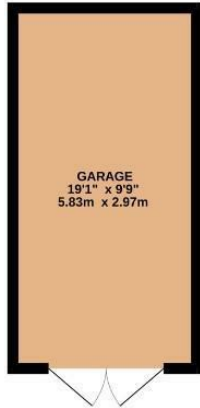
What 3 Words: unfit.noise.crib

Council Tax Band: G

EPC Rating: A

Tenure: Leasehold

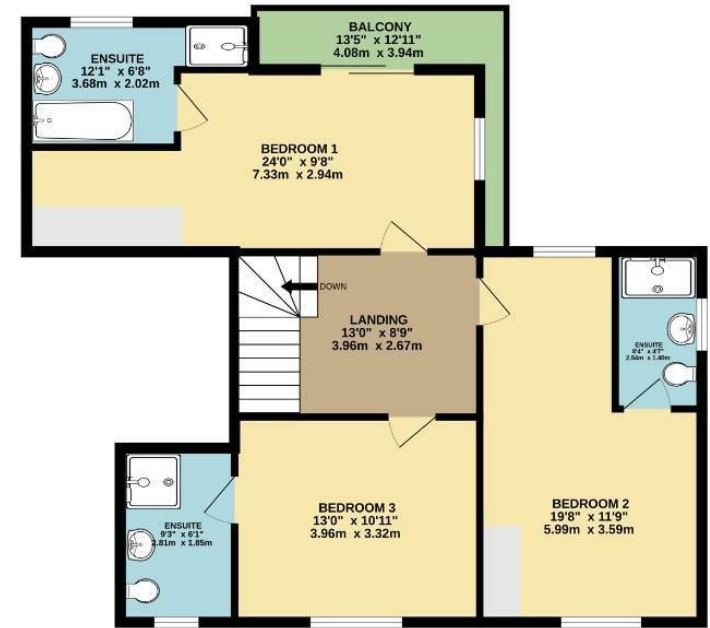
GARAGE
186 sq.ft. (17.3 sq.m.) approx.



GROUND FLOOR
642 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
605 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 1834 sq.ft. (170.4 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.

Made with Metropix ©2024

44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

mosley jarman

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.