



**GASCOIGNE
HALMAN**

UPPER MOSS SIDE FARM, MOSS SIDE LANE, MOORE,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



UPPER MOSS SIDE FARM, MOSS SIDE LANE, MOORE, WARRINGTON

Offering over 6000 sq ft including outbuildings, and perfectly placed central in the grounds of 27 acres, this is a superb opportunity to purchase a property and land in a secure and private setting with simply breathtaking views. Upper Moss Side Farm is surrounded by beautiful countryside in the quaint hamlet of Moore village.

Upper Moss Side Farm is a handsome family residence standing in glorious established gardens and grounds that extend to approx. 27 acres in all including a fenced paddock, ideal for buyers with Equestrian interests, an orchard and vegetable garden. There are also extensive outbuildings which include barns and 2 original brick stables which would be ripe for conversion (subject to planning) to either separate dwellings or further private accommodation.





OVERVIEW

Over 6000 Sq ft Including Outbuildings

6 Bedrooms

Approximately 27 Acres

Private Setting with Breathtaking Views

Five Reception Rooms

Versatile Accommodation



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Built in the 1800's, Upper Moss Side Farm was originally part of Sir Richard Brooks Estate and was bought by the family in 1943. The current owners are the 4th generation and have lived there for 36 years. It has never been offered for sale to the open market. With expansive accommodation and huge potential, internally, the accommodation comprises a large entrance hall leading to the dining kitchen. This leads to the lounge which is the centre of this home. With beams and an open fire it really is a focal point. This opens to the sun room with velux windows and patio doors onto the stunning gardens. Two further reception rooms along with a playroom / study complete the ground floor.

To the first floor there are 6 double bedrooms which are served by 2 family bathrooms. To the top floor is an excellent attic space measuring 27ft in length. Such a versatile space can be utilised as a bedroom, a games room or indeed a teenagers room.

The current owners have lovingly and extensively re-modelled throughout. There is ample opportunity to create 2 independent living quarters if desired which could be ideal for dependent relatives or teenagers.

We strongly recommend an internal viewing to fully appreciate all this wonderful property has to offer.







LOCATION

Moore village offers a quaint lifestyle with its local store, post office, and the very popular Red Lion pub. Just 3 miles away is Stockton Heath which provides an array of shops, restaurants, and bars. Excellent transport links include the M56 motorway and a direct rail service from Runcorn or Warrington to London Euston, making travel convenient. For boating enthusiasts, private moorings on the Bridgewater Canal are available, though subject to mooring charges. Excellent private schools, including The Grange at Hartford and Cransley School in Great Budworth, are within easy reach.

DIRECTIONS

SATNAV: WA4 6XA

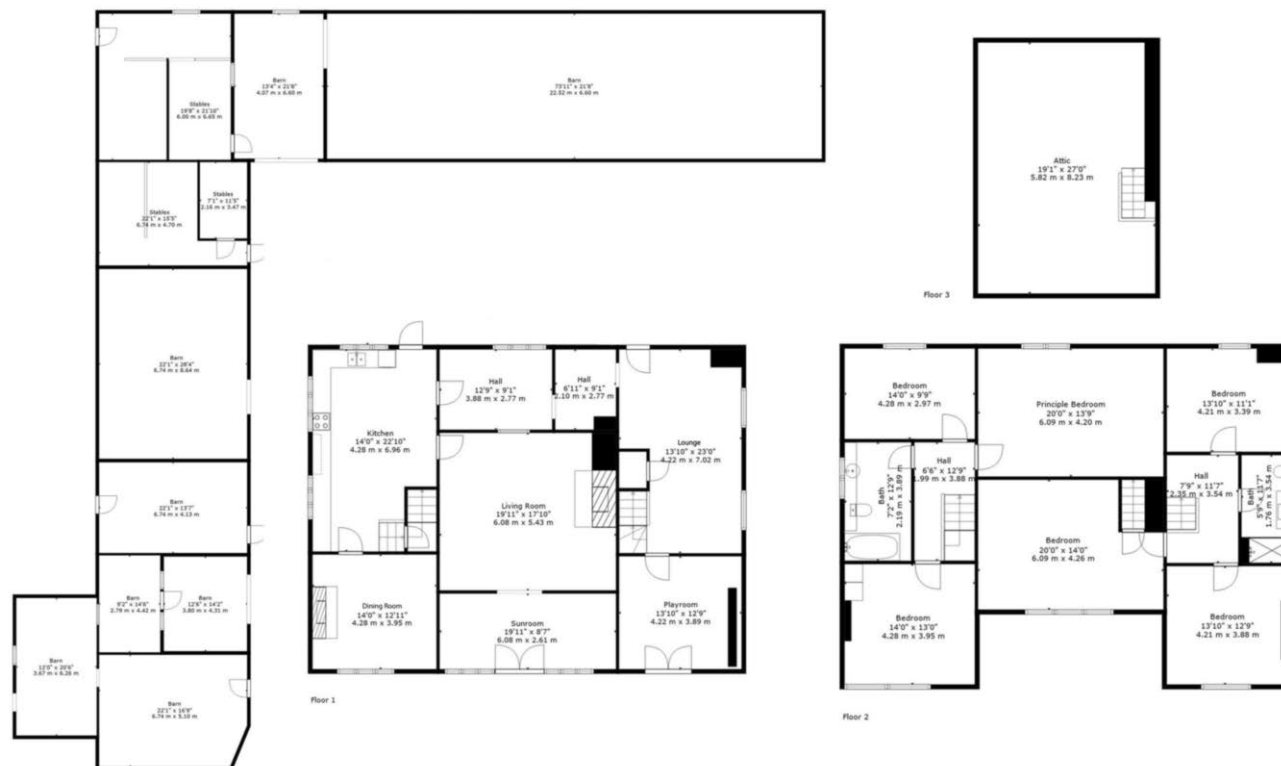
TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band G





TOTAL: 6519 sq. ft, 605 m2
FLOOR 1: 4934 sq. ft, 458 m2, FLOOR 2: 1585 sq. ft, 147 m2
EXCLUDED AREAS: ATTIC: 242 sq. ft, 23 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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