



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Black Moss Farm Black Moss Road

Dunham Massey, Altrincham, WA14 5RG



£1,125,000

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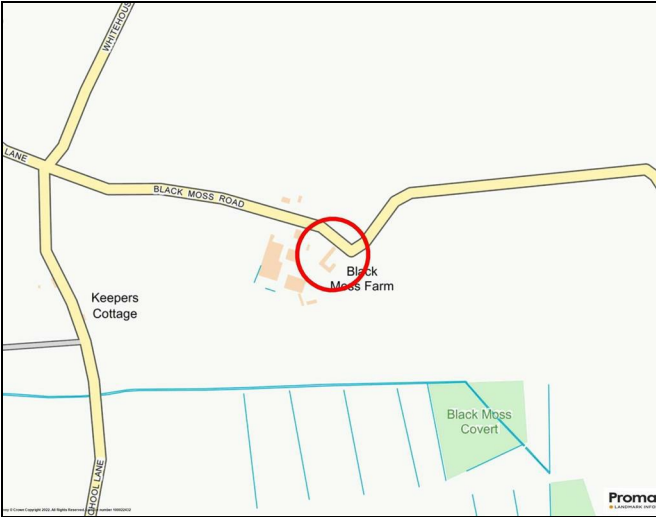
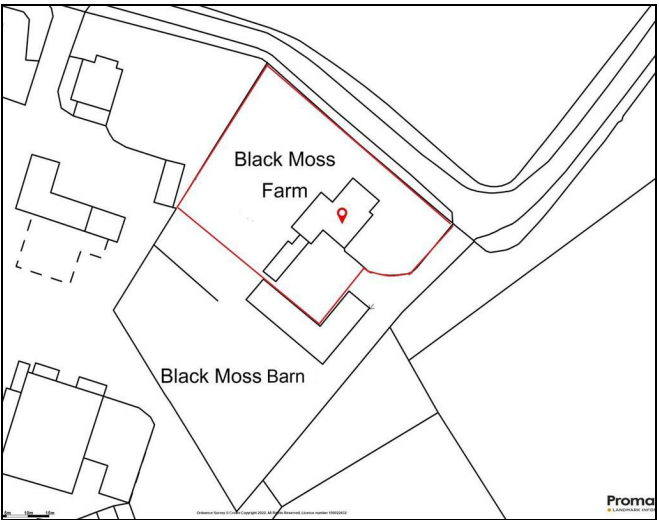
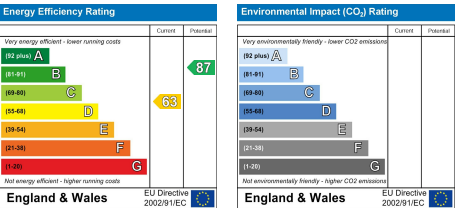


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A LOVELY RENOVATED DETACHED FARMHOUSE IN A DELIGHTFUL SEMI RURAL LOCATION CLOSE TO DUNHAM PARK AND THE TRANS-PENNINE TRAIL AND STANDING ON A 0.45 ACRE GARDEN PLOT. 3316 SQFT.

Hall. Cloak Room. WC. Two Reception Rooms. 650 sqft open plan Living/Dining Room and Breakfast Kitchen. Utility. Five Double Bedrooms. Dressing Room. Four Bath/Showers. Gated Entrance and Courtyard Parking



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A fabulous renovated traditional farmhouse enjoying a superb semi rural location bordering onto and with superb views of the surrounding fields and countryside and offering extensive and versatile family accommodation extending to approximately 3300 square feet over Two Floors.

The property stands on a substantial plot extending to approximately 0.45 of an acre with a large expansive lawn and forms part of a redeveloped scheme of just two family houses, being this, the original main farmhouse and the adjacent barn, approached through a shared remote control operated Gated Driveway.

The location of the property is convenient for Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and also within catchment for Altrincham Boys and Girls Grammar Schools. The Trans Pennine Trail, popular country walk, is located on the doorstep, and Dunham Park and Hall are nearby.

The extensive and versatile accommodation has a large central Hall with staircase rising to the first floor and a Cloakroom and WC off.

A 375 square foot Lounge has windows and French doors enjoying aspect of and access to the gardens. This is in addition to a spacious informal Family Room.

The hub of the house is the 650 square foot Open Plan Living and Dining Room and Breakfast Kitchen, with full width windows and folding doors overlooking the gardens, and forming the day to day entrance to the property. The stylish Breakfast Kitchen has a range of integrated appliances and with units arranged around an island unit and breakfast bar.

A rear Porch/Wet Hall gives access to a Boot Room, WC and Utility Room.

Over Two Upper Floors are Five Double Bedrooms served by Four Bath/Shower Rooms, Three being En Suite and including a 350 sqft Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Bathroom.

There is extensive Parking within a courtyard parking area whilst the Gardens really are a fantastic feature laid to three sides to large expanses of lawn, delightful aspects of which can be enjoyed from all the principal rooms.

A supremely appealing property in a really lovely location.

