









# Moss Lane Farm Moss Lane

Over Tabley, Knutsford

Attractive period farmhouse with equestrian facilities, rural setting near Knutsford. Refurbished with flexible layout, mature gardens, paddocks, stable yard, 40m x 20m arena, 6 beds, 4 baths, kitchen with hand-painted cabinets, games room, orangery and separate annexe potential.

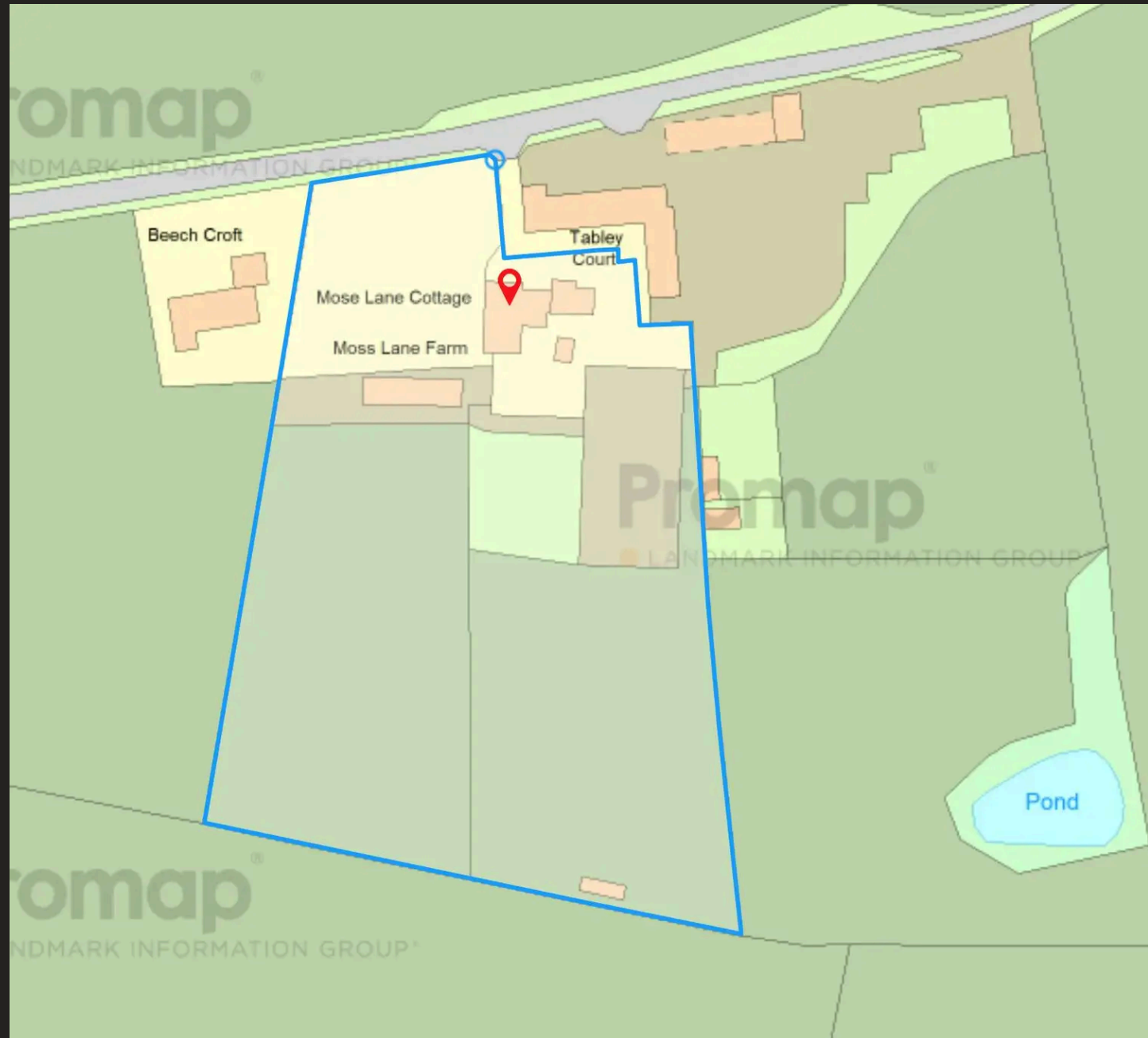
Council Tax band: H

Tenure: Freehold

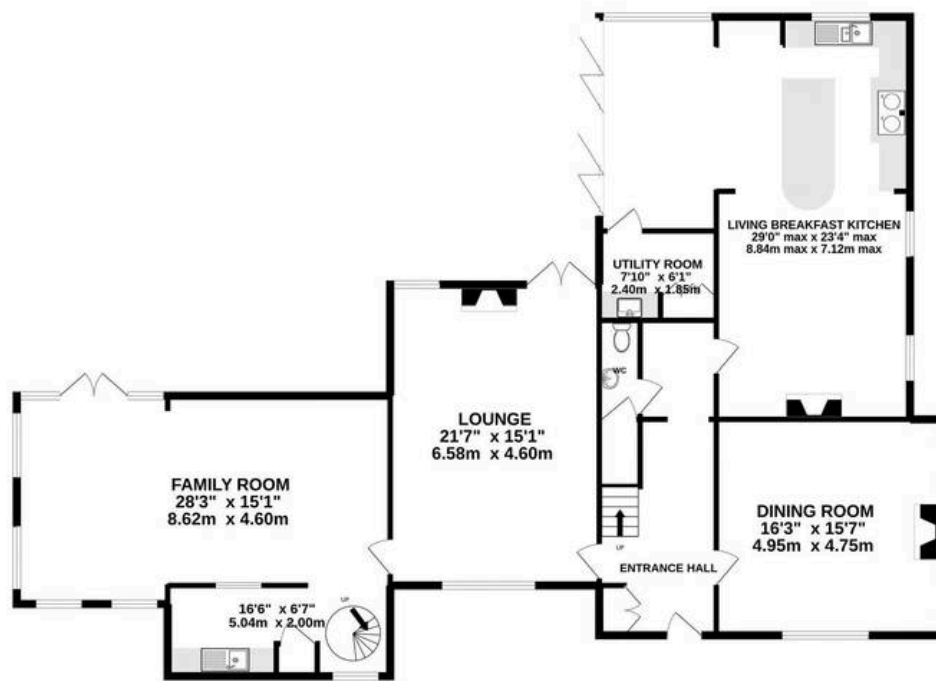
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

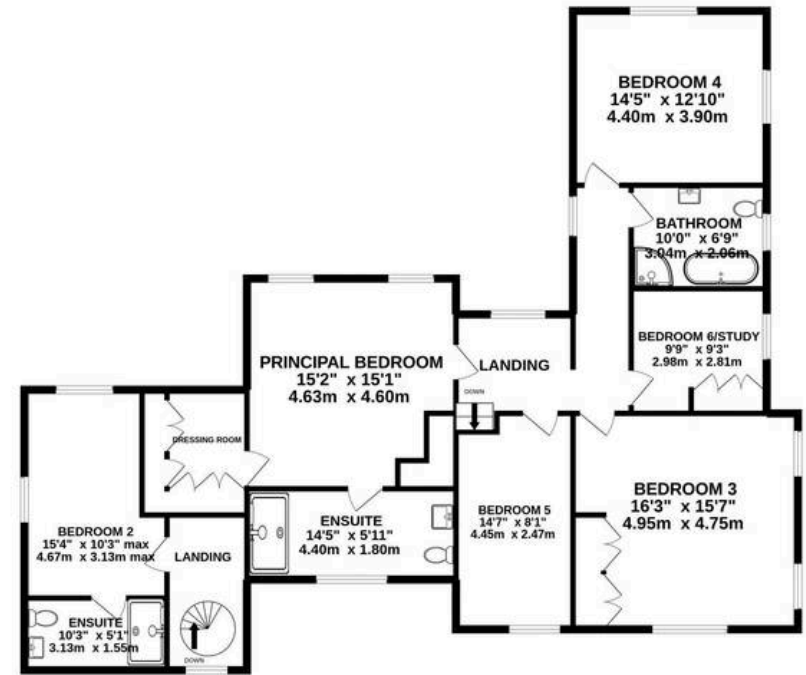
- Superb period farmhouse with annex and land
- Just 5 minutes from Knutsford town centre
- Six bedrooms, three bathrooms, four reception rooms
- Long driveway, attractive gardens, paddocks, in all about 3 acres
- Timber stable range and 40m x 20m sand and fibre arena



**GROUND FLOOR**  
1834 sq.ft. (170.3 sq.m.) approx.



**1ST FLOOR**  
1504 sq.ft. (139.8 sq.m.) approx.



**TOTAL FLOOR AREA : 3338 sq.ft. (310.1 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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