




Moss Farm Barns
GORSTAGE



In the peace and tranquillity of the Cheshire countryside, live The Good Life, at No. 6, Moss Farm Barns.

A countryside idyll, No. 6, Moss Farm Barns is a spacious, detached barn conversion, approached down a quiet country lane and along a lengthy tarmac driveway. A secluded spot, sense the serenity of the setting, pulling up on the courtyard, where there is easily enough parking for six cars and a double garage.

Rural Yet Not Remote

Enchanting upon arrival, the retained round windows and arched brickwork speak of the rurality surrounding Moss Farm Barns, whilst the surrounding scenery and far-reaching views offer a separation from the hustle and bustle of modern life. Contemporary conveniences can be felt subtly; for instance the solar panels to the roof which help to run the home.

Make your way indoors, into the homely entrance hall, where exposed brickwork, beams and York stone flooring combine to offer a rustic warmth.

Traverse left, passing the oak stairs and handrail, to arrive at the dining room, an inviting room with quaint exposed beams to the ceiling, and views through the cottage style window out over the garden and open countryside beyond. Traditional style radiators imbue the room with warmth, with cream carpet underfoot.



Warmth and Welcome



Continue through into the lounge, where an exposed brick fireplace housing log-burning stove with robust beams overhead, issues a warm and welcoming vibe. Light and bright, windows to three sides invite the outdoors in, with French doors opening to a patio, from where you can enjoy elevated views out over the garden and open countryside.

Retracing your steps along the entrance hallway, sneak a peek at the study on the left, with fitted pine office furniture, perfect for those working from home. Further along, also on the left, maximising the expansive open country views, is the family room, a versatile space ideal as a snug lounge or a playroom for children. Along the hallway, freshen up in the handy downstairs WC also furnished with wash basin, before arriving at the end of the hallway, in the spacious breakfast kitchen.

*“In the evenings [we sit] in the lounge,
looking at the glorious sunsets.”*





Heritage Features

Beam bedecked as throughout the home, this country kitchen is perfectly in keeping with the setting and heritage of the home, with plenty of storage in the white Shaker style cabinets and drawers.

Granite worktops glisten beneath the undercabinet lighting, with earthy toned splashback tiles, harmonising with the flooring underfoot, behind the gas hob and double oven Rangemaster stove. A central island offers additional storage, alongside preparation space on its granite countertop. There is also a fitted sink and space for a freestanding dishwasher.

With ample space for a dining table in front of the French doors, enjoy breakfast indoors or out, in the large, productive garden. There is also a utility room with plumbing for washing machine and dryer, and further storage.

Sweet Dreams

Returning to the entrance hall, ascend the oak staircase with handrail to the light and spacious first floor landing, where light streams through from windows above and to the side, drawn through by glass balustrades to the stairs. Stripped wooden flooring evokes a cosy country comfort, alongside exposed brickwork.

Bountifully sized, the master bedroom to the left is accessed through a dressing room with lighting and fitted wardrobes. The high ceiling adds a light and airy feel, with exposed brickwork featuring alongside exposed beams. Refresh and revive in the ensuite, tiled underfoot and furnished with shower, wash basin, WC and bidet. Awash with light, the circular window is a real feature.

Above the ensuite, discover a small, boarded loft with lighting, handy for storing Christmas decorations and other seasonal items. There is also a large storage cupboard leading off the bedroom.

Making your way along the landing to the opposite side, a second double bedroom is perfect for family or guests, with exposed beams and far-reaching views over the garden and countryside.





Soak and Sleep

Next door, the family bathroom is spacious and bright, furnished with wash basin, WC, bathtub and separate shower and a large airing cupboard housing the hot water cylinder.

Moving along, another guest bedroom also enjoys the comfort of its own shower room ensuite, with shower, wash basin and WC, before arriving at a very spacious guest bedroom at the end of the landing.

With each bedroom enjoying open countryside views, this final bedroom, with its large, L-shaped design, also boasts a peaceful and private feeling, with attractive exposed beams, tucked away from the main flow of the rooms.

Slice of Paradise



Outside, the garden unfurls from the home, with different patios inviting you to rest a while and soak up the views. Mature planting and attractive borders offer colour and texture throughout the seasons, with a water feature adding to the tranquillity of this scene. In springtime, as the trees and bushes burst into leaf, daffodils bloom along the drive and in the many flowerbeds. Follow the sun around throughout the different areas of the garden, before watching it drop beneath the horizon, late on a summer's evening.

Rediscover your roots and grow your own in the large kitchen garden with many vegetable plots, alongside a greenhouse and a range of fruit trees and bushes. There is plenty of space for all your gardening gear in the double garage, shed and large greenhouse and an elevated garden room. Accessed from outside, two large cellar rooms run beneath the home, offering plenty of additional storage and potential for conversion. There are also currently chicken coops and a run, ideal for those who relish their protein-packed morning omelettes. A secluded, safe garden in the countryside, children can enjoy a true childhood, with ample space for football, hide and seek, tennis, badminton or other games.





On your Doorstep

A secluded sanctuary, No. 6, Moss Farm Barns is nestled in the heart of the Cheshire countryside, yet centrally situated for easy access into the surrounding villages.

Pull on your walking boots and stretch your legs, with footpaths running in all directions and delivering you from your doorstep into Sandiway, Cuddington and Hartford.

Quench your thirst and sate your appetite in one of the numerous celebrated pubs, cafes and bistros in these towns, such as Chime, The Hart of Hartford, or DeFINE Food and Wine Bar.

Rural but not remote, there is a range of shops available in Hartford, Cuddington and Sandiway in order for you to stock your shelves. Visit the library in Sandiway and discover the range of clubs and social activities taking place in the local village halls.

At the hub of an area renowned for its excellent schooling, The Grange School is close by in Hartford, with a theatre open to the public. Hartford is packed with highly rated primary and secondary schools, with Sir John Deane's sixth form college in nearby Northwich.

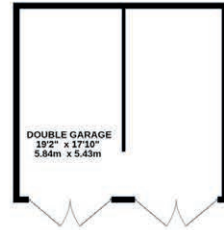
Meanwhile commuters can travel with ease with close road links to Chester, Manchester and Liverpool alongside rail links from nearby stations to Chester and Manchester alongside West Coast Mainline links to London and Liverpool.

For a tranquil, beautiful, countryside home, close to all amenities yet wrapped up in rurality, live The Good Life in your own style, at No. 6, Moss Farm Barns.

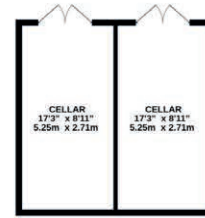
** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. **



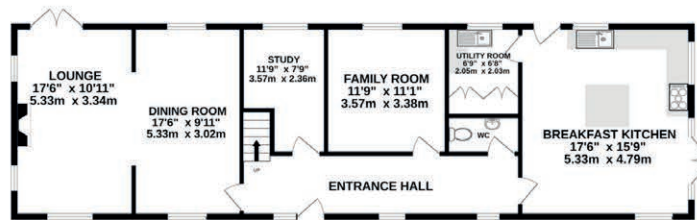
337 sq ft. (31.3 sq.m.) approx.



309 sq ft. (28.7 sq.m.) approx.



GROUND FLOOR
1189 sq ft. (110.5 sq.m.) approx.



1ST FLOOR
1189 sq ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA: 3025 sq.ft. (281.0 sq.m.) approx.

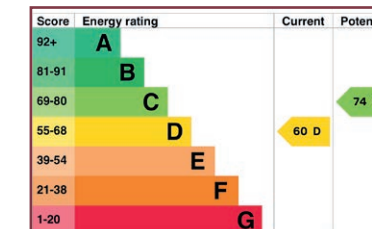
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

6 Moss Farm Barns, Littledales Lane, Gorstage, Cheshire CW8 2SH

Specifications

- Small, private development of just 6 barns
- c.2,400 square feet of living space
- Detached double garage and cellar rooms
- Farmhouse dining kitchen with lovely garden views
- Panoramic rural views
- Easy access to schools and railway stations
- Less than 5 minutes' drive from Hartford

See Phil's Video Tour

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hello@storeysofcheshire.co.uk | 01606 339922