



Moathouse Farmhouse and Buildings

Long Lane, Alraham, Tarporley, Cheshire, CW6 9JX

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Guide Price - £975,000

Rostons are delighted to offer for sale Moathouse Farm which offers an enticing opportunity to acquire a traditional farmhouse and farmyard with considerable potential for development, subject to planning permission. Apart from the conversion prospects of the traditional barns, the six-bedroom farmhouse and the surrounding paddocks offer the possibility of creating an appealing and substantial family residence. Set in approximately 7.6 acres, Moathouse Farmhouse is situated in an elevated position off Long Lane with the property boasting a large formal garden partially bordered by a sizable pond, providing a picturesque setting.

The site is spacious enough for the farmhouse to operate independently from the barns. The existence of three access points off the public highway underscores the flexibility for potential buyers to explore various development avenues. Preliminary investigations conducted by the current owner indicate promising potential for converting the charming traditional barns into six residential dwellings. The total gross area of the barns amounts to approximately 15,995 sq.ft (1,486 sqm).

LOCATION

Alraham, a charming Cheshire Village nestled along the A51 between Nantwich and Chester and lies just 7 miles northwest of Nantwich. Situated close to the historic Village of Tarporley, Alraham enjoys proximity to a selection of amenities. Tarporley itself offers an array of dining options, pubs, boutiques, and convenience stores. In terms of education, Tarporley hosts a highly regarded Primary School within the Village, along with Tarporley High School, and connections to local Independent Schools such as Kings and Queens of Chester and Abbey Gate College. For commuters, Alraham is strategically positioned with convenient access to major motorway links, including the M56, M53, and M6 motorway network, facilitating easy travel to key commercial hubs throughout the North West. Chester City Centre provides a direct route via Chester Train Station to London Euston in just 2 hours, while both Manchester International Airport and Liverpool John Lennon Airport are reachable within an hour's drive from Alraham, ensuring effortless connectivity for air travel.





ACCOMMODATION

The farmhouse is a substantial property extending to approximately 5350 sq. ft boasting flexible living accommodation over two floors plus loft space, ideal for additional accommodation should it be required. To the ground floor there is an entrance hall, three reception rooms, kitchen, inner hall, WC and four utility rooms, again, ideal for conversion into further reception space.

To the first floor there is a large landing area, five bedrooms and a bathroom plus access to eave space and loft rooms.

OUTSIDE

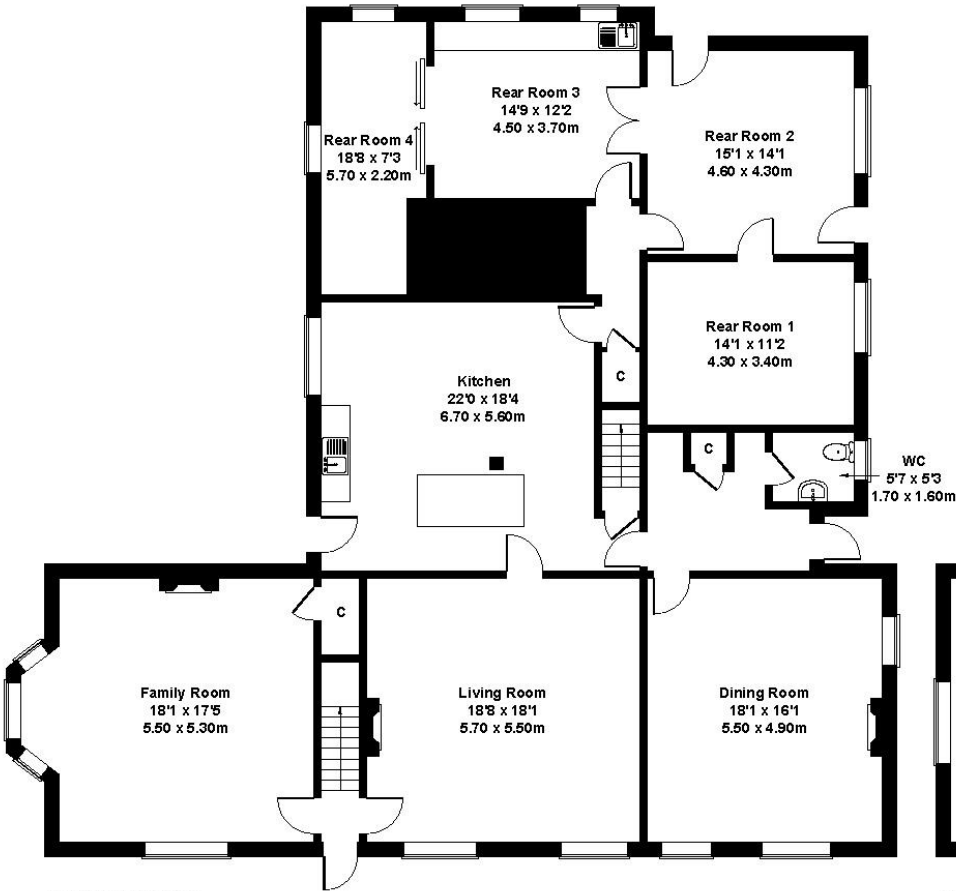
On approach the Farmhouse is well set back from the road affording extensive off road parking and turning area. There are various outbuildings including a wood store and lean-to, coal store and storage outbuilding.

GARDEN

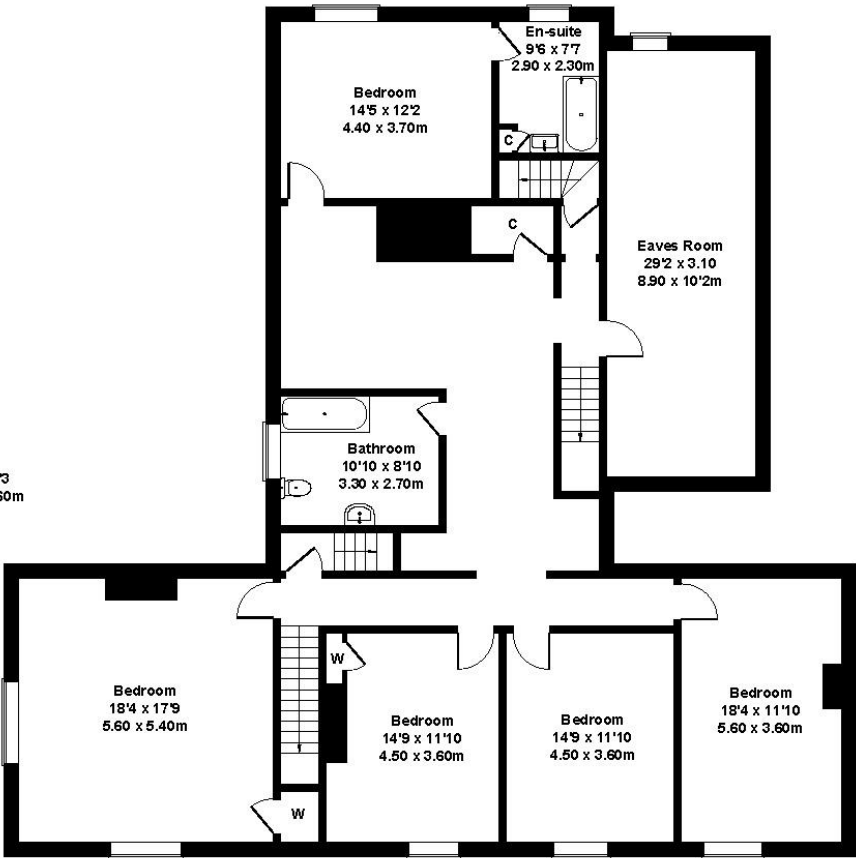
The gardens are mainly laid to lawn to front, side and rear plus a large feature pond.

Moathouse Farm

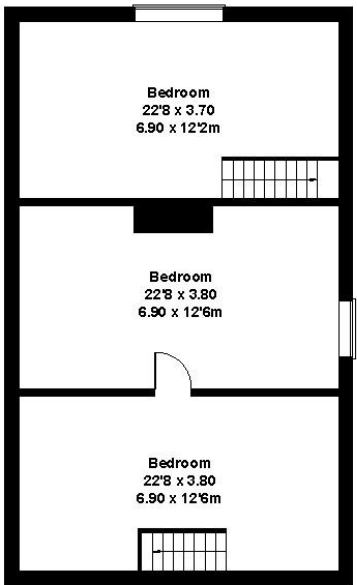
Approximate Gross Internal Area
5350 sq ft - 497 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

OUTBUILDINGS

Comprising;

- Traditional barn and parlour
- Two cubicle sheds
- Pole Barn
- Muck store
- Dutch barn (cubicles)
- General purpose building
- Silage clamp
- Coal store
- Wood store and lean-to
- General storage outbuilding

LAND

In all extends to approximately 7.6 acres.
The paddocks extend to 4.54 acres.

DIRECTIONS

Sat Nav – CW6 9JX

What3words - ///sweat.intricate.whites

SERVICES

Mains water, electric, private drainage.

COUNCIL TAX

G

EPC

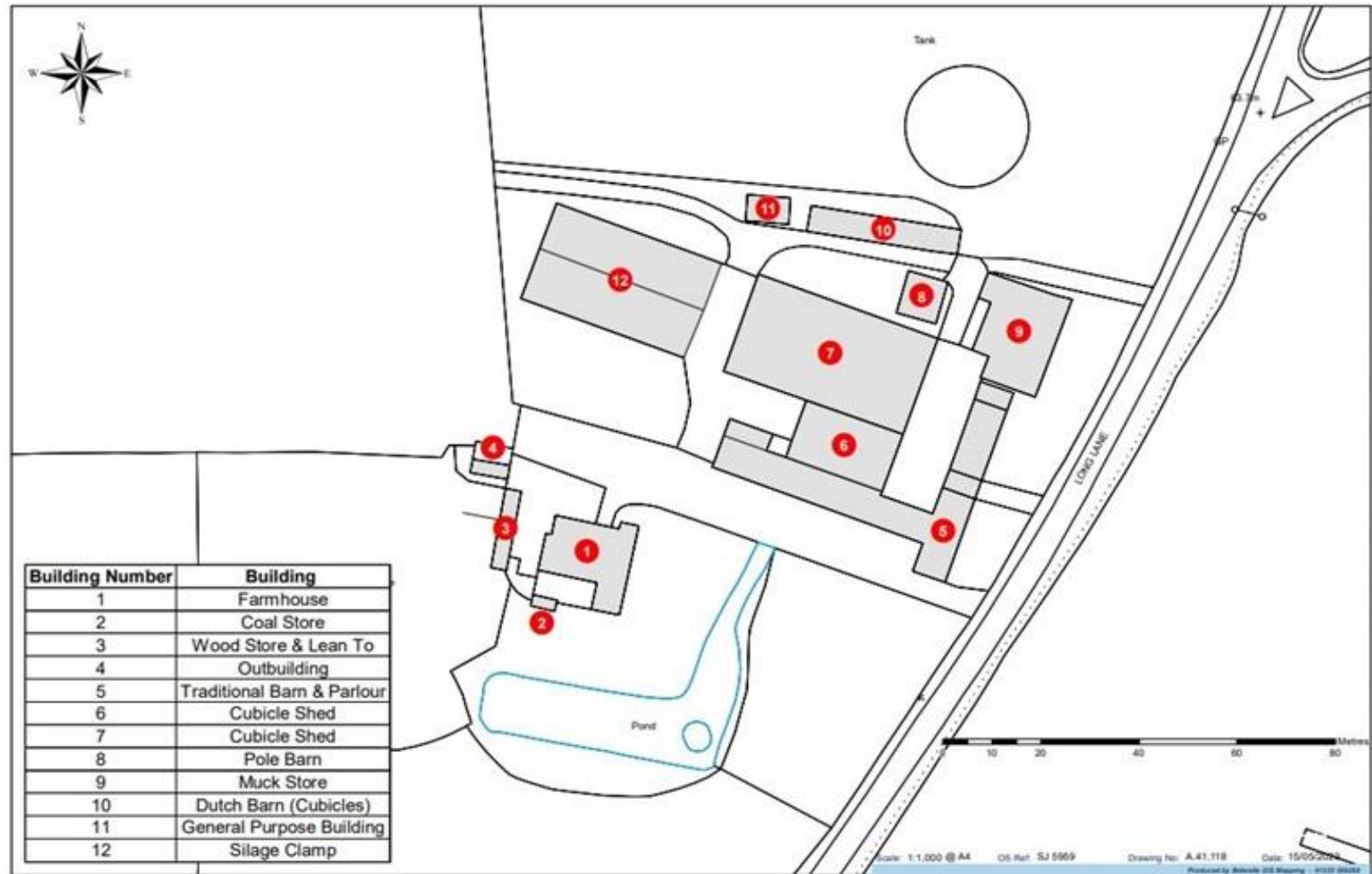
TBC

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

APPROXIMATE DISTANCE

Chester train station - 14 miles
Manchester airport - 31.3 miles
Liverpool airport - 29.3 miles





PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

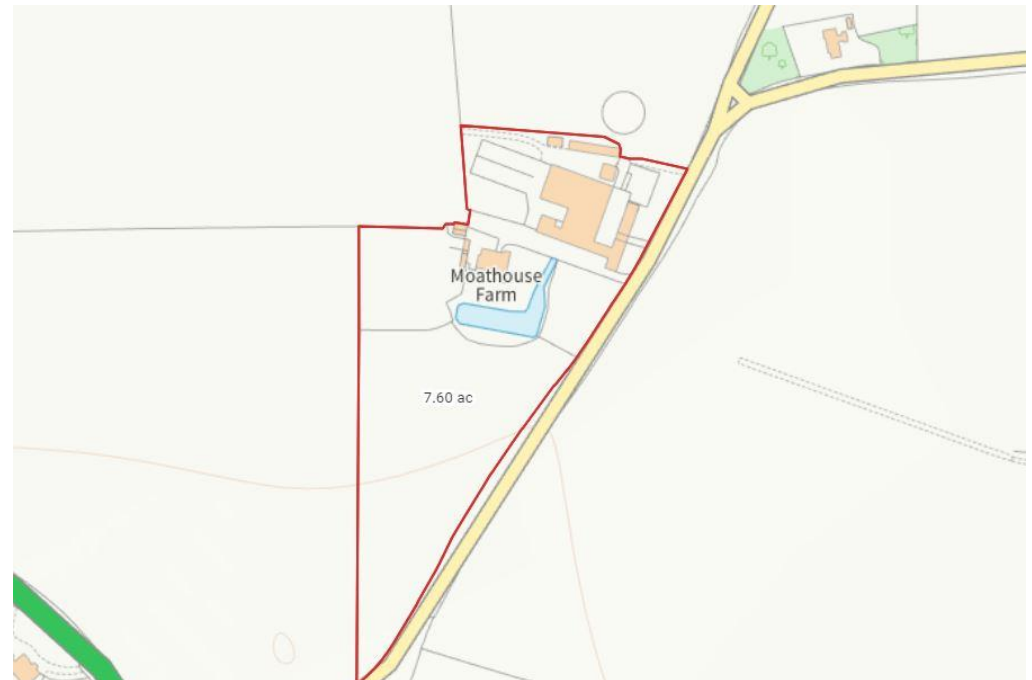
DEVELOPMENT OVERAGE

The sellers retain the right to assert an overage charge resulting from the granting of Beneficial Planning Consent for more than one unit, acquired for purposes other than agricultural use. This charge will amount to 30% of any increase in land value for a duration of 30 years from the date of completion.



DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.





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