



# BEECH HOUSE, CHAPEL LANE CW9 8PQ

£500,000



Your Dream Home in the Cheshire Countryside has arrived...

Nestled in the picturesque village of Moulton, Northwich, this charming semi-detached house offers a delightful blend of countryside living and modern convenience. With four spacious bedrooms, this property is perfect for families seeking a serene retreat in the heart of the Cheshire countryside.

As you approach the home, you will be greeted by a private driveway that leads to a welcoming entrance. The front and rear gardens provide ample outdoor space, ideal for enjoying the fresh air or entertaining guests. Surrounded by tranquil woodland walks, this property is a nature lover's dream, with stunning views of the nearby Peckforton and Beeston Castle adding to its appeal.

Inside, the house boasts a well-designed layout, featuring a comfortable downstairs media room that can serve as a perfect space for relaxation or family gatherings. The convenience of having bathrooms both upstairs and downstairs ensures that the needs of the household are met with ease.

Additionally, the property includes a dedicated home office, making it an excellent choice for those who work remotely or require a quiet space for study. This home truly encapsulates the essence of rural living while providing all the modern amenities one could desire.

[WWW.VINCENTJAMESESTATEAGENTS.CO.UK](http://WWW.VINCENTJAMESESTATEAGENTS.CO.UK)

## Dream Cottage With Castle Views

Vincent James Estate Agents are delighted to present this highly sought-after four-bedroom semi-detached cottage, nestled in the heart of Moulton village, Northwich. Boasting spectacular views of Beeston Castle, Peckforton Castle, and rolling open fields, this property offers a rare opportunity to enjoy the charm of countryside living with modern comforts.

## Charming Surroundings & Idyllic Setting

Surrounded by greenery and peaceful woodland walks, this home sits in a truly enviable setting. A private driveway welcomes you into the property, while both front and rear gardens provide an abundance of outdoor space for entertaining, gardening, or simply enjoying the fresh air and scenic views.

## Stylish Living Spaces with a Touch of Character

Inside, the home features a thoughtful layout that combines cosy character with practicality. One of the standout features is the dedicated media room—perfect for watching movies, gaming, reading, or relaxing with family. The spacious lounge and kitchen areas offer comfortable and flexible living, while the presence of bathrooms on both floors ensures convenience for all.

## Versatile Bedrooms & Work-from-Home Potential

With four generous bedrooms, this cottage is perfectly suited to growing families or those in need of space. Additionally, a dedicated home office provides the ideal solution for remote working or quiet study, offering flexibility to adapt to your lifestyle.

## A Rare Opportunity within Moulton

Set in one of Cheshire's most picturesque villages, this stunning cottage on Chapel Lane is a rare gem. With breathtaking countryside views, versatile living spaces, and a peaceful yet connected location, it's the perfect home for those seeking rural beauty with modern convenience.

Early viewing is highly recommended—contact Vincent James Estate Agents today to arrange your private tour.

## Extra Information

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable. Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

## Surrounding Area

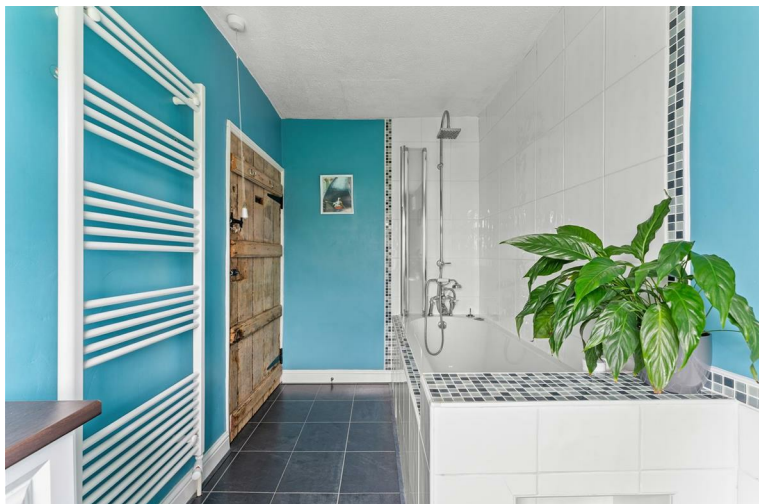
Nestled in the heart of the Cheshire countryside, Moulton is a picturesque village that perfectly blends rural charm with everyday convenience. With a welcoming community spirit, local pubs, scenic walks, and a thriving village hall, Moulton offers an idyllic setting for families and professionals alike. Despite its peaceful setting, the village boasts excellent travel connections — just a short drive from Northwich town centre and within easy reach of major routes like the A556 and M6, making commuting to Manchester, Chester, or Liverpool a breeze. For those relying on public transport, nearby train stations such as Northwich and Hartford offer regular services to key destinations. Moulton is also well-served by reputable schools, including Moulton School and nearby secondary options like The County High School Leftwich and Sir John Deane's Sixth Form College, all contributing to the village's appeal as a wonderful place to put down roots.

BEECH HOUSE, 17 CHAPEL LANE, MOULTON, NORTHWICH, CW9 8PQ



TEL: 01606 663939

BEECH HOUSE, 17 CHAPEL LANE, MOULTON, NORTHWICH, CW9 8PQ



TEL: 01606 663939

BEECH HOUSE, 17 CHAPEL LANE, MOULTON, NORTHWICH, CW9 8PQ



TEL: 01606 663939



## Beech house, 17 Chapel Lane, Moulton

### DETAILS

Total area: 1786.13 sq ft  
Living area: 1672.52 sq ft  
Floors: 3  
Rooms: 19

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VINCENT JAMES ESTATE AGENCY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12'  
1:130

### ▼ Ground Floor

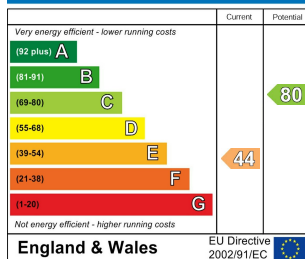
TOTAL AREA: 1078.12 sq ft • LIVING AREA: 964.52 sq ft • ROOMS: 11

### ▼ 1st Floor

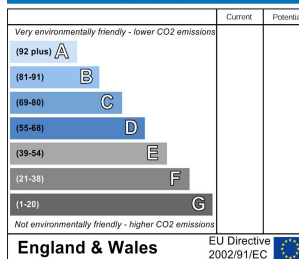
TOTAL AREA: 523.84 sq ft • LIVING AREA: 523.84 sq ft • ROOMS: 6



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

87 WITTON STREET  
NORTHWICH  
CHESHIRE  
CW9 5DR  
01606 663939

HELLO@VINCENTJAMESESTATEAGENTS.CO.UK



WWW.VINCENTJAMESESTATEAGENTS.CO.UK