

**Moss Lane,  
Churchtown**

  
**SMART MOVE**



Asking Price **£2,685,000**



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This exceptional newly constructed abode is a one-off built by Bella Homes, nestled within expansive grounds of around 2 acres with rural views beyond, creating a real dream home that anyone would be lucky to reside within. Every care has been taken to source key materials to form a once in a lifetime property which while it is indeed opulent, it is also still a home that can feel cosy. The grandeur of the home is balanced by the amazing mature gardens which surround it and is a sight to behold in the daylight, as well as at night, thanks to many inset light features, from bollard lights flanking the driveway and in-built lighting within the patio areas, to wrap-around tree lighting within many of the large bordering trees, creating a property that looks good at any time of day.

Boasting over 10,500 sq ft of lavish accommodation, this bespoke home is far beyond anything that you may have seen previously and certainly exceeds any property available within the vicinity, making it a real landmark residence which only seeing in person can truly convey the exacting attention to detail within. The accommodation in brief includes: central hallway with marble staircase ascending to the floors above, lounge, reception room / gym, open plan 37 ft family room and hand-made kitchen, dining room, bedroom six with shower room off, ground floor WC, laundry room, leisure complex which is home to a heated indoor swimming pool, hot tub, sauna and steam room, first floor primary suite with vaulted ceiling and access to the grand balcony overlooking the rear garden, en suite and fully fitted bespoke dressing room, bedroom two also has an en suite and a fitted dressing room, bedroom three with en suite, bedroom four, first floor bathroom, second floor landing with balcony to the rear, fifth bedroom, shower room, cinema room and a large walk-in storage room completes the accommodation.

From the moment you approach the property, you are captivated by the imposing entrance, which sets the tone for what lies beyond the electric gates and stone nameplate, which is a truly exceptional one-off home, enveloped by mature professional landscaped grounds. Off road parking is available for multiple vehicles, both on the meandering resin driveway, as well as within the integral garages. Set within the driveway and central to the property, is a raised water feature with slate sphere and planted border, which serves both as a roundabout and also as a feature to overlook from the property's glass frontage and balcony. The plot the property enjoys totals around 2 acres, with the majority being set to the rear, however the front garden area is equally generous, with established lawned area, numerous large trees lining the perimeter and a bark chipped area beneath the trees, which is home to over 10,000 bulbs and 2,000 shrubs, creating an ever changing woodland style garden, which changes with the seasons.

The rear garden has been professionally landscaped and completely redesigned to create various areas from which to enjoy views over the property's grounds. As with the front garden, the rear garden is home to many large aged trees, which both line the perimeter, as well as sit centrally within the large expanse of lawn, to break up the space and also to frame the views beyond the grounds over open farmland. Joining the house to the rear garden is a wrap-around porcelain tiled patio, with raised planted beds, several seating areas, as well as a sunken fire-pit. Within the rear garden is a detached garden room, which has dual-sided bi-fold doors, fitted kitchen and entertainment area, wash room facilities, garden store room and an attached pergola, offering unapparelled outdoor entertaining space which can be enjoyed year-round.

NB: Internal inspection is strictly **by appointment only** via Smart Move, so enquire through our office with any further questions, or to arrange your individual tour. The vendor has asked for persons of interest to be able to provide proof of funds to Smart Move prior to viewing.





- \* Newly Constructed Six Bedroom Bespoke Residence
- \* No Onward Chain & Vacant Possession
- \* Imposing Gated Entrance, Extensive Resin Driveway & Integral Garage
- \* Vaulted Primary Bedroom with En Suite, Fitted Dressing Room & Balcony
- \* A Truly Exceptional One-Off Home of Exacting Standards



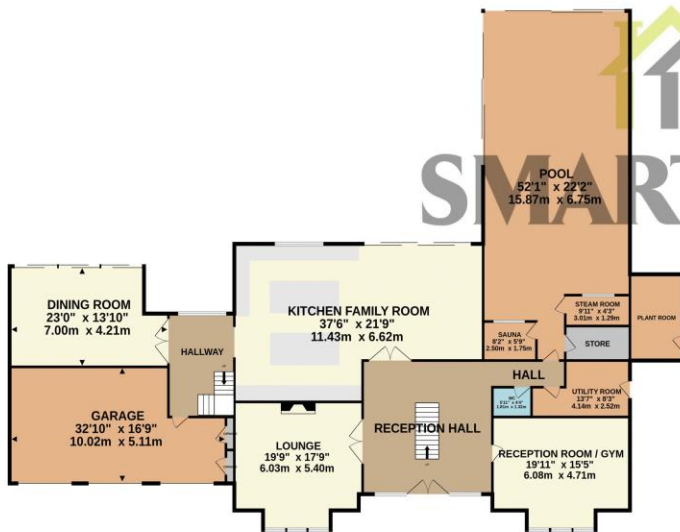
- \* Heated Indoor Swimming Pool with Sauna, Steam Room & Hot Tub
- \* Substantial Home of Over 10,500 sq ft on Around 2 Acres of Landscaped Grounds
- \* Hand-Made Bespoke Kitchen with Fisher & Paykel Appliances
- \* Lounge & Dining Room, Gym / Reception Room & Cinema Room
- \* Freehold, Council Tax Band tbc & EPC Rating tbc



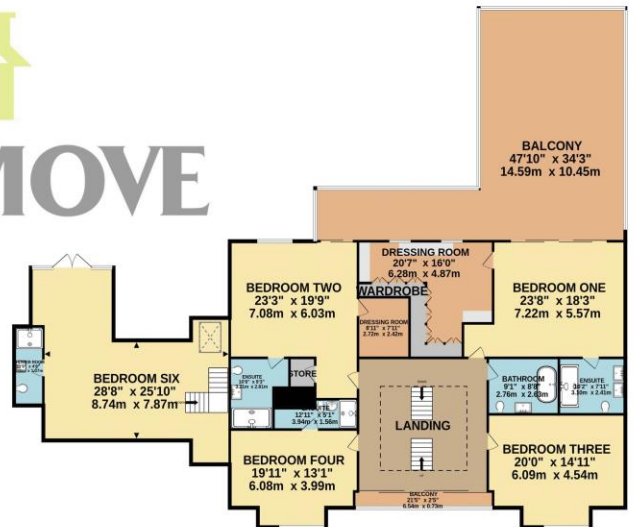
DETACHED GARDEN ROOM  
580 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR  
2580 sq.ft. (240.9 sq.m.) approx.



GROUND FLOOR  
4200 sq.ft. (389.6 sq.m.) approx.



1ST FLOOR  
4050 sq.ft. (375.5 sq.m.) approx.

TOTAL FLOOR AREA : 10501 sq.ft. (975.5 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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SMART MOVE

PRS Property Redress Scheme

Smart Move – Tarleton  
226a Hesketh Lane,  
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.