



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Escape to our charming barn conversion, set beside a tranquil lake and surrounded by beautiful countryside. This pet-friendly, three-bedroom retreat offers everything you need for a relaxing break; from a private hot tub to a spacious enclosed garden complete with a children's climbing frame. Scenic walking routes begin right from the doorstep.

**DESCRIPTION**

Inside, you'll find a fully equipped kitchen, a Smart TV, and fast, reliable WiFi. The bedrooms include: 1 King sized bed with en-suite, 1 Double and 1 Adult-rated bunk room. There is also a family bathroom and a convenient downstairs toilet. Outside, enjoy the large garden and hot tub, plus parking for up to three cars. Peaceful yet easily accessible from the M6, this property is ideal for families and groups looking for a countryside escape. Available for short-term stays up to 6 months, with the option to extend by arrangement.

**LOCATION**

Moston is a small rural parish located a short distance west-northwest of Sandbach, maintaining a tranquil, countryside feel, farmland, open fields and quiet lanes characterise the area, yet it remains relatively well connected thanks to its proximity to Sandbach and easy access via road links.

Despite its modest size and population Moston retains a sense of community and rural charm, offering a peaceful contrast to town life while still being within easy reach of the amenities and transport options Sandbach provides.