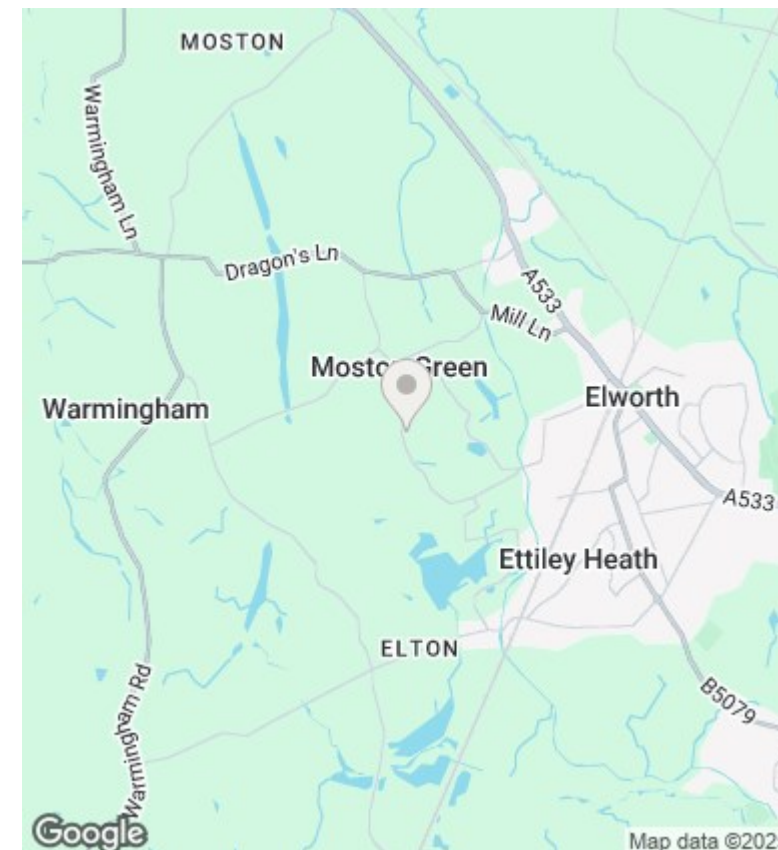




## 16, Pear Tree Cottage Plant Lane, Moston, Sandbach, Cheshire, Asking Price £575,000

- Character Three Bedroom Cottage with Equestrian Facilities
- Two Reception Rooms With A Formal Dining Area
- Set in 1.56 Acres Including Paddocks
- No Upward Chain
- Private Gated Driveway With Access To The Main House, Stables And Paddocks
- Well Presented Bathroom Facilities
- Ample Parking For Vehicles/Horsebox/Motorhome
- Spacious Kitchen & Handy Utility Store
- Enclosed Separate Garden
- Superb & Picturesque Surroundings With Open Countryside Views



## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

D

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	