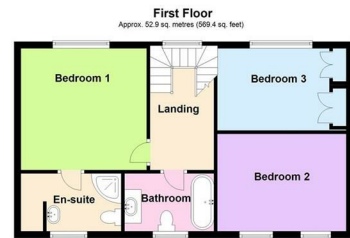


Moore

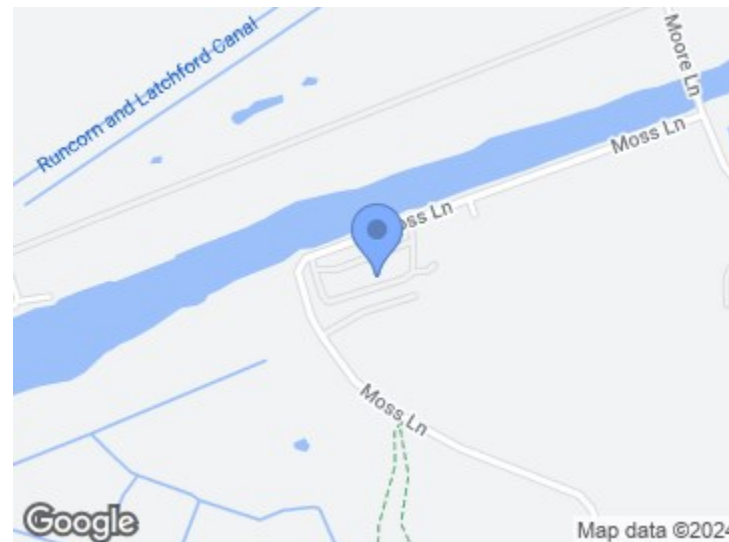


Total area: approx. 132.5 sq. metres (1426.7 sq. feet)



Location

Occupying an enviable semi-rural location, this barn conversion benefits from being within close proximity to the village of Moore which boasts an excellent community feel with a public house, post office, a local shop and Moore nature reserve, perfect for walks and nature lovers. Along Moss Lane is Moore Meadows which is great for dog walkers, runners and horse riding, the canal, with great walks where you can watch the canal boats, and a rugby club. Nearby is the cosmopolitan village of Stockton Heath which offers a fashionable lifestyle including retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger more commercial town of Warrington is readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	80

DOUBLE FRONTED DISTINCTIVE BARN – DATING BACK TO 1836 – OPEN PLAN LIVING ACCOMMODATION – FULL OF CHARM AND CHARACTER WITH A CONTEMPORARY TWIST. Set back from the road with open views to the front, this charming barn comprises a private entrance, driveway and seating area, entrance hallway, lounge with dual aspect, kitchen with breakfast bar, dining room and family room with oak built frame and underfloor heating, three double bedrooms, en-suite and family bathroom. Externally there are mature gardens to the front and rear.

Offers In Excess Of £425,000

Moore Moss Lane



ACCOMMODATION DETAILS

A beautifully presented unique barn conversion, dating back to 1836, situated in a semi-rural location on Browside Farm in the desirable village of Moore. Having undergone an extensive programme of improvements and extension. This superbly appointed accommodation is offered 'For Sale' over two storeys to include a welcoming entrance hallway with original features including open beams. The lovely lounge is light and airy with dual aspect windows and a tiled hearth with electric fire. The kitchen has been fitted with a range of matching eye and base level units with integrated appliances, and a dining area again fitted with a feature exposed brick wall with spotlights above. There is a delightful family room with an aged oak frame with slate flooring housing under floor heating. To the first floor there is a stunning master bedroom with feature vaulted ceiling and original exposed beams and an en-suite facility boasting a blend of contemporary fittings incorporating character and space for dressing room furniture. There is a second bedroom with a range of full length wardrobes and exposed beams, third bedroom with built in wardrobes and a family bathroom with a luxurious suite including a freestanding bath. This fantastic property is warmed by central heating by a new boiler fitted in January 2016. The barn has a water meter and all services are connected to sewage and drainage as normal. An internal inspection is highly recommended at the earliest opportunity to appreciate the uniqueness and specification of the property.

ENTRANCE HALL

15'0 x 5'8 (4.57m x 1.73m)
Stable entrance door with glazed insets, open beams, laminate flooring, central heating radiator, under stairs cupboard, staircase to the first floor, intercom system with control panel for electric gates.

LOUNGE

17'11 x 12'2 (5.46m x 3.71m)
Feature beams, dual aspect two double glazed windows to the front elevation and to the rear, spotlights, double central heating radiator, tiled hearth with electric fire.

KITCHEN

13'6 x 6'11 (4.11m x 2.11m)
A range of matching eye and base level units, glazed wall cabinets, integrated fridge and freezer, wine rack, sink with drainer unit set in heat resistant roll edge work surfaces with complimentary tiled splash back, Island with gas hob, breakfast bar, hood above, plumbing for a washing machine, space for a wine fridge, double glazed windows to the front and side elevations, laminate flooring.

DINING AREA

13'6 x 10'9 (4.11m x 3.28m)
Feature brick exposed brick wall with spotlights above, central ceiling light, contemporary style central heating radiator and opening into the:



FAMILY ROOM

14'2 x 9'3 (4.32m x 2.82m)
Aged oak frame with glazed units, feature beams, Bio fuel fire, natural slate floor with underfloor heating, two spotlights and a television point.

LANDING

Vaulted ceiling, double glazed window to the side elevation, turning staircase with glazing and oak banister rail.

BEDROOM ONE

12'4 x 12'0 (3.76m x 3.66m)
Vaulted ceiling with exposed beams, port hole double glazed window to the rear elevation, wall light point and a central heating radiator.

EN-SUITE SHOWER ROOM

9'11 x 5'9 (3.02m x 1.75m)
A blend of character with contemporary fittings including a corner shower cubicle with shower head and additional shower attachment, low level Wc, freestanding wash hand basin with tiled splash back, period style central heating radiator, recess area with space for dressing room furniture, exposed beams, laminate flooring and double glazed window to the front elevation.

BEDROOM TWO

11'7 x 9'4 (3.53m x 2.84m)
Full length built in wardrobes, exposed beams, contemporary style central heating radiator, two double glazed windows to the front elevation and a television point.

BEDROOM THREE

11'9 x 9'1 (3.58m x 2.77m)
Built in wardrobes, vaulted ceiling, exposed beams, port hole windows to the rear elevation, central heating radiator.

FAMILY BATHROOM

8'1 x 5'8 (2.46m x 1.73m)
Freestanding bath with central taps, freestanding wash hand basin with Vanity unit, low level Wc, extractor fan, fully tiled walls with border, tiled flooring, wall mounted mirror cabinet, port hole window to the front elevation, period style central heating radiator, towel rail and exposed beams.

EXTERNALLY

The farm itself is not a working farm but does have a few hens and horses which are stabled overnight occasionally by neighbours in the large farmhouse, all adding to the feeling of farm country living. To the front of the property there is a electric farm gate entrance with gravelled driveway, its a private road which is shared between the barns ending at number 3, so its extremely private offering off the road parking and coupled with a pleasant lawned garden and stone built carport and garage with electric up and over door. There is a stone paved patio area all enclosed by wooden fencing. To the rear elevation there is a delightful decking area with a range of mature potted plants and shrubs which is a lovely space for a morning coffee. There is a pig shed with planning permission granted in 2007 to convert to an office/summer room similar in design to the oak extension, the permission has expired now but drawings have been kept with a solicitor and area easy to access. It also has power cables in place ready for this. The courtyard access is only available to the bran and barn number 3 and this has been fenced off for privacy. There is a 6-8 seater hot tub to the side elevation adding a touch of luxury.

OFFICE

15'0 x 9'0 (4.57m x 2.74m)
Converted into a fully usable office with power and lighting.

SERVICES

No tests have been made of main services, heating systems or associated appliances, neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

TENURE

Leasehold

LOCAL AUTHORITY

Warrington Borough Council.

POSSESSION

Vacant possession upon completion.

VIEWING

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.