

ANY
PART EXCHANGE
WELCOME



Moor Lane

Woodford, SK7 1PF

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Moor Lane, Woodford, SK7 1PF

Unique Like-New Character Cottage with Amazing Views from its very own Private Balcony. This is an incredibly rare find, a Turn-Key, Refurbished Cottage, close to Open Countryside, Wonderful Walks, and yet very accessible to both Bramhall and Woodford.

Field View Cottage is a charming mid-terrace home, situated on the popular Moor Lane in the highly sought-after area of Woodford. Originally built in the 1860s, this cottage beautifully blends historical character with modern, upside-down living, offering breath-taking views of the surrounding countryside and beyond.

As you approach, the cottage is set back from the road, featuring a stone-paved driveway with ample parking space and convenient bin storage. A delightful Japanese Maple tree adorns the front, enhancing the charm of the cottage's quaint exterior.

Upon entering the home, you are greeted by a welcoming hallway. To the left is a bright and spacious double bedroom, while moving further down the hallway reveals a versatile room that can be used as Bedroom 3, a snug or as it is- a current large office and reading area. This space is complemented by a generous storage cupboard and a utility room, complete with a Belfast sink—ideal for laundry. A charming reading nook is nestled by the French doors, leading out to the picturesque, south-facing garden. The high ceilings, exposed beams, and abundant natural light flooding the room create a sense of openness and warmth. A large 3m tall bespoke sliding barn door separates this space from the rest of the hallway, adding to the home's character. A modern bathroom with underfloor heating, a bath with overhead shower, toilet, and basin is conveniently located on this floor.

Upstairs, the heart of the home awaits—a spacious, light-filled living area that is perfect for relaxation. This room features a high-end Heta multi-fuel log burner, creating a cosy ambiance, while large sliding French doors open onto a stunning decked mid-level balcony. The balcony, designed with a contemporary glass and steel balustrade, offers sweeping views of the garden, the surrounding fields, and even the distant peaks. It's the ideal spot for morning coffee or evening drinks. The attention to detail is evident with carefully chosen high-end finishes throughout.

The open-plan layout continues with a bright and stylish kitchen/diner at the front of the home. The kitchen boasts Quartz countertops, a breakfast bar, and integrated Neff appliances, including a dishwasher, fridge/freezer, oven, microwave combo, induction hob, and extractor fan. Thoughtful lighting, including under-counter lights and downlights, enhances the ambiance, making this the perfect space for cooking, entertaining, or enjoying weekday meals.





Moor Lane, Woodford, SK7 1PF



On the top floor, you'll find a large storage space tucked into the eaves, ideal for keeping your home clutter-free. The highlight of this floor is the impressive master bedroom, complete with fitted sliding wardrobes. The en-suite bathroom is equally bright, with a walk-in shower, toilet, and basin, all illuminated by skylight. The private, south-facing garden offers a tranquil retreat, bordered by well-maintained hedges for added privacy. A stunning Cherry Blossom tree completes the picturesque setting, adding natural beauty and charm. A patio at both the front and rear of the garden provides ample space for outdoor seating, perfect for BBQs and gatherings. A stylish shed, with an undercover area for storing a BBQ, adds practicality to this peaceful oasis. Throughout the home, plantation blinds, newly installed radiators, and a Hive-controlled heating system ensure warmth and energy efficiency, contributing to low utility bills. The property also benefits from superfast fibre-optic broadband, ideal for modern living. Completely refurbished to a high standard, Field View Cottage retains period features such as exposed beams and coving, while offering all the conveniences of contemporary design. This stunning, one-of-a-kind home is perfect for an executive couple seeking both charm and modern comfort in an idyllic setting.

The Current Owners Love:

- Woodford is a lovely countryside area that is within walking distance of Bramhall Village, yet just a moments walk to the countryside. Historic village pub near by. A sought after location.
- Built in the 1960's, this is a beautiful mid century charm as well as having very modern interior finishes.
- The cottage sits just by the beautiful green belt area of Woodford, within a short field walk of the Bramhall cricket club, and also the Woodford cricket club. There are fantastic walks all around and Woodford has one of the oldest historic local pubs in the area the ' Thief's Neck Pub'.

We Have Noticed:

- A one-of-a-kind, custom-designed home, meticulously planned and crafted to perfection for modern living.
- The mid-level balcony is a stunning feature, perfect for any occasion—whether you're enjoying a morning coffee and croissant with a newspaper, hosting evening drinks with friends, or simply unwinding as the sun sets over the panoramic views.
- Situated in a highly sought-after semi-rural area of Woodford, this popular location offers scenic dog walks and charming local pubs within walking distance. It also boasts close proximity to excellent schools, convenient local amenities, and the Handforth Dean shopping centre, providing the perfect blend of countryside tranquillity and everyday convenience.







Key Features:

- Any Part Exchange Welcome
- A three bedroom, two bathroom 1860's beautiful cottage.
- An executive home, high spec throughout with modern amenities.
- Positioned on prestigious Moor Lane in Woodford, with countryside views.
- Flexible living spaces include a large office, utility room, bright double bedrooms, and an open-plan lounge.
- Sizeable rooms throughout.
- A stunning master suite boasting panoramic countryside views, featuring sleek fitted sliding wardrobes and a luxurious en suite bathroom.
- South-facing private garden with two patios, a stylish decked balcony offering panoramic countryside views, and ample space for entertaining

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1458

Viewing: Strictly by appointment only through Shrigley Rose & Co

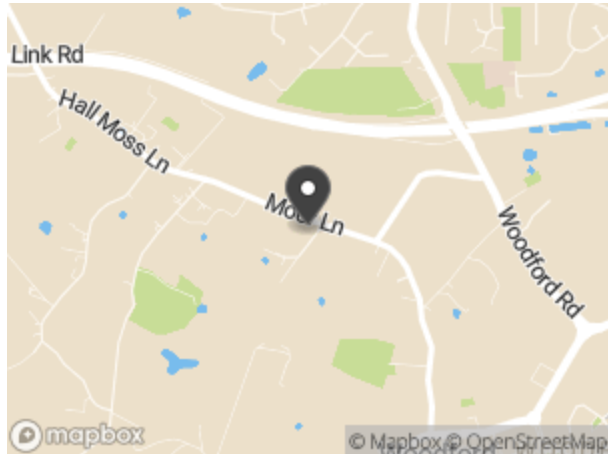


Property Summary:

- Ground Floor**
- Hallway**
- Bedroom 2** 14'0" x 12'0" (4.27m x 3.66m)
- Snug/Bedroom 3** 20'0" x 14'0" (6.1m x 4.27m)
- Storage**
- Utility Room** 6'5" x 5'5" (1.96m x 1.65m)
- Bathroom** 9'1" x 6'10" (2.77m x 2.08m)
- First Floor**
- Kitchen** 18'0" x 12'2" (5.49m x 3.71m)
- Living Room** 18'0" x 15'0" (5.49m x 4.57m)
- Second Floor**
- Bedroom 1** 14'2" x 11'0" (4.32m x 3.35m)
- Ensuite** 9'0" x 5'10" (2.74m x 1.78m)
- Eaves Storage**



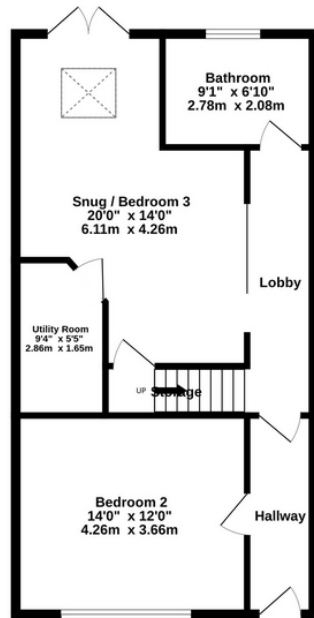
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



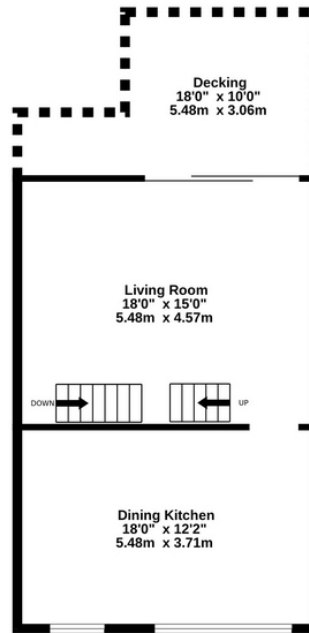


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY.. HASSLE FREE.

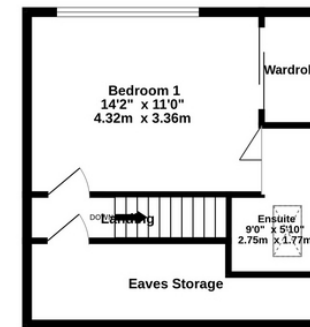
Ground Floor
630 sq.ft. (58.5 sq.m.) approx.



1st Floor
630 sq.ft. (58.5 sq.m.) approx.



2nd Floor
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.6 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.
Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2017 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 We have 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, whilst believed to be accurate are set out as a general guideline 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.



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk