



**Fields Farm Farmhouse**  
Dragons Lane, Moston, Sandbach, CW11 3QH

# Fields Farm Farmhouse

## Dragons Lane Moston Sandbach CW11 3QH

### Guide Price - £400,000

A Rare Opportunity – Substantial five bedroom farmhouse with exceptional potential. Set on a generous plot with expansive gardens and ample off road parking, this impressive detached former farmhouse offers a unique chance to create a truly remarkable long term family home. While the property now requires comprehensive refurbishment, it presents enormous scope for those seeking a characterful project with space, charm and versatility. Arranged over three floors plus cellar storage, the accommodation is extensive. To the ground floor there is a grand entrance hall leads to three spacious reception rooms, a breakfast kitchen, utility room, laundry and store. To the first floor there are five bedrooms, a dressing room and a family bathroom. Accessed via two separate staircases, the second floor offers four loft space rooms. Externally, the property enjoys lawned gardens, generous parking, and a detached outbuilding comprising two storage rooms and a shower room/WC. Offered with no onward chain, this is a rare opportunity to transform a substantial rural residence into a bespoke family retreat.

#### LOCATION

Nestled on the outskirts of the historic market town of Sandbach, Moston offers the perfect blend of rural charm and modern convenience. This peaceful Cheshire village is steeped in heritage, surrounded by open fields, quiet lanes, and characterful homes that reflect its agricultural past.

Despite its rural feel, Moston is just minutes from Sandbach, Congleton, and Crewe, offering excellent transport links via road and rail. The nearby Grand Trunk Canal adds scenic beauty and leisure opportunities, while local amenities, schools, and shops are easily accessible.

With roots dating back centuries, Moston has evolved from its manor estate origins into a thriving residential community. Its enduring appeal lies in its balance of countryside living and proximity to urban convenience.





#### **ACCOMMODATION**

A grand entrance hall with stairs rising to the first floor landing.

#### **FAMILY ROOM**

A large family room having a sash window looking out onto the gardens plus an open fireplace.

#### **SITTING ROOM**

Spacious second reception room having a garden facing sash window, open tiled fireplace.

#### **DRAWING ROOM**

With windows looking out onto the courtyard, door access to outside, access to the cellar, open fireplace.

#### **UTILITY ROOM**

Base level cupboards, double bowl sink unit, AGA, window to side, access to both store and laundry.

#### **LAUNDRY**

Window to side.



### **BREAKFAST KITCHEN**

A large breakfast kitchen with a range of base level units, double drainer sink unit, range cooker and extractor, French doors to side, window and French door leading out to the courtyard.

### **FIRST FLOOR LANDING**

Two separate staircases rising to the second floor.

### **BEDROOM 1**

Sash window to front, tiled fireplace.

### **BEDROOM 2**

Window, door to inner landing.

### **BEDROOM 3**

Sash window to side, door to dressing room.

### **DRESSING ROOM**

Window overlooking the courtyard.

### **BEDROOM 4**

Two sash windows.

### **BEDROOM 5**

Sash window to side.

### **BATHROOM**

Panel bath with a mixer tap and a hand held shower head over, vanity wash hand basin, separate WC and small window, built in cupboards and drawers, sash window.



**SECOND FLOOR  
LOFT SPACE 1**

Good size area off the landing, ideal for storage.

**LOFT SPACE 2**

Window to side, connecting door to loft space 3.

**LOFT SPACE 3**

Window to side, connecting door to loft space 4.

**LOFT SPACE 4**

Window.

**OUTSIDE**

Set well back from the road along a right of access to driveway which extends to ample courtyard parking.

**GARDEN**

Extensive lawned gardens and mature trees.

**OUTBUILDINGS**

Large outbuilding split into two stores and a large shower room with wash hand basin and WC.

**SERVICES**

Private drainage.

**COUNCIL TAX**

G

**EPC**

G

**DIRECTIONS**

Sat Nav - CW11 3QH

What3words

///shuffle.occupiers.cookery





### **APPROXIMATE DISTANCES**

Manchester Airport 24.5 miles  
Liverpool Airport 37.8 miles  
Sandbach 2.8 miles  
Sandbach train station 1.7 miles

### **VIEWINGS**

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

### **PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS**

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

### **SALE PLAN & PARTICULARS**

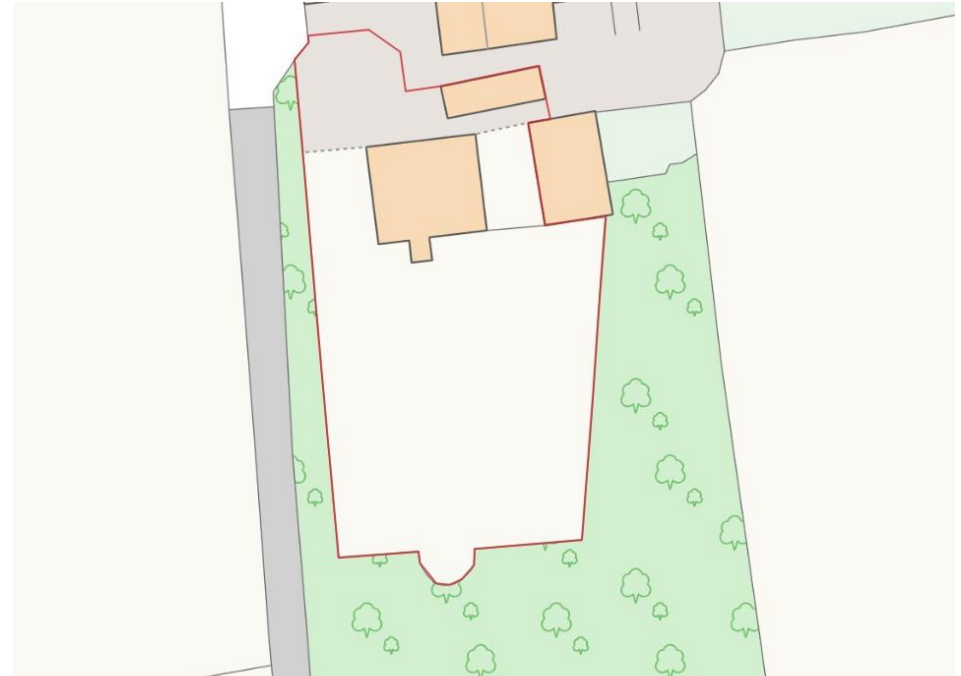
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

Please note: The Land Registry plan included within these particulars is provided for guidance only. A formal and legally binding plan will be confirmed by the seller's legal representative prior to exchange of contracts.

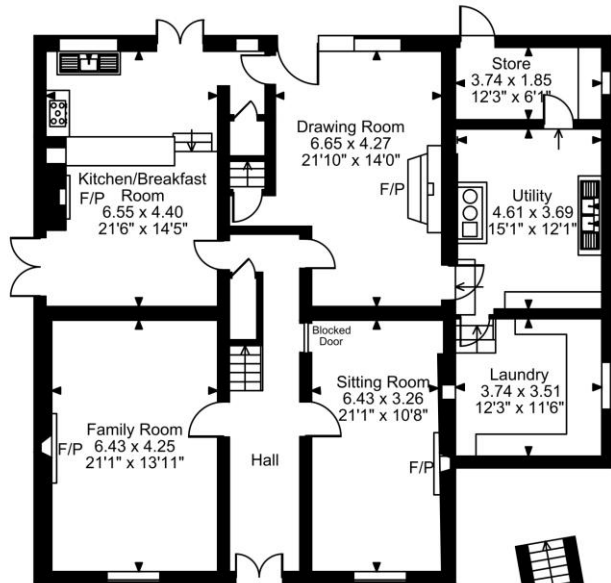
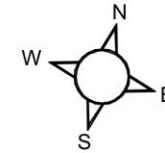


## DISCLAIMER

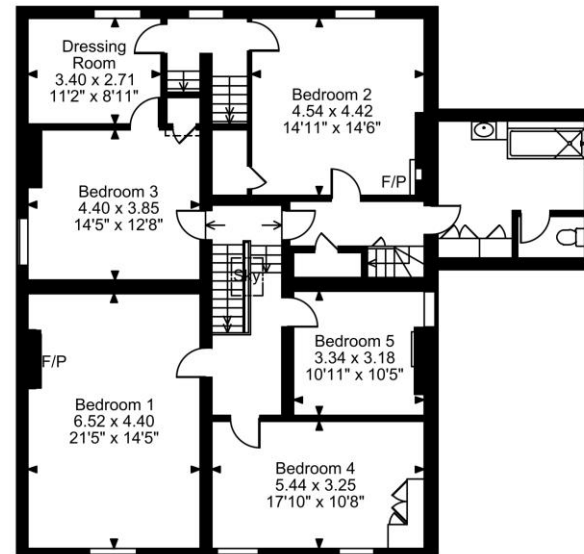
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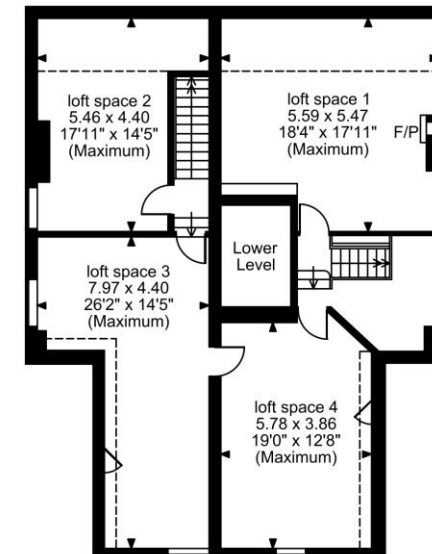
**Fields Farm, Dragons Lane, Moston, Sandbach**  
**Approximate Gross Internal Area**  
**Main House = 5017 Sq Ft/466 Sq M**  
**Outbuilding = 459 Sq Ft/43 Sq M**  
**Total = 5476 Sq Ft/509 Sq M**



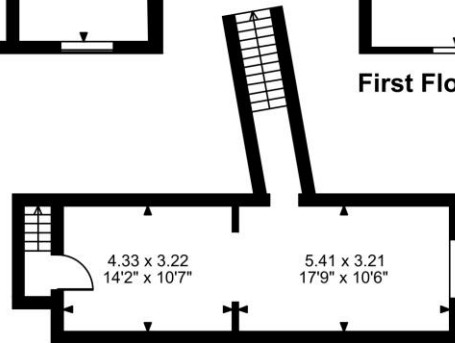
**Ground Floor**



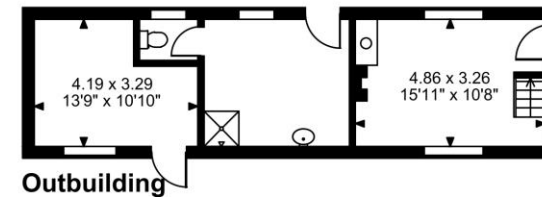
**First Floor**



**Second Floor**



**Cellar**



**Outbuilding**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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