



4 BRIDGE FARM COURT, TETTON LANE, MIDDLEWICH, CW10 0HH

OFFERS OVER £650,000
FREEHOLD

The Bridge Farm Court development consists of just 5 individual dwellings converted from the original 19th century buildings in 2001 and is situated in a popular and convenient location on the edge of open countryside yet with easy access to Middlewich and Sandbach where a wide range of facilities will be found and there is also excellent access to the motorway network making it a very accessible location.



MELLER SPEAKMAN

4 BRIDGE FARM COURT, TETTON LANE, MOSTON MOSTON.

- A substantial and very well appointed barn conversion
- 4 bedrooms, box room and 2 bathrooms
- Fabulous open plan living/dining kitchen with Aga and Neff appliances which was newly renovated in 2023
- 3 further reception rooms in addition to the utility room
- Lovely private gardens and 3 parking spaces
- Air conditioning to 3 bedrooms



The house itself provides substantial and well appointed accommodation which is very flexible and can be arranged to suit an individual's needs. It is warmed by LPG heating and has air conditioning to three bedrooms. The dining/living kitchen is a particular feature and an excellent every day living space having a very well appointed kitchen which was newly renovated in 2023 with electric fully controllable Flexi Chef Aga and Neff appliances including Fridge, Freezer, dishwasher, coffee machine and Quooker hot and cold filtered water tap. The kitchen is finished with granite working surfaces and large island unit and the room benefits from a wood burner and bi fold doors opening directly to the gardens.

The remaining ground floor accommodation is approached via a light and airy reception hall with cloak room which was re fitted in 2025 and the lounge is a spacious room with multi fuel stove and windows overlooking the gardens. In addition, there is a study, living room and useful utility room.

To the first floor, the galleried landing leads to four spacious bedrooms all with vaulted ceiling and comprise master bedroom with a range of fitted wardrobes and ensuite shower room with

modern white suite. There are three further bedrooms, a very useful box room and family bathroom with modern suite. All the bath/shower rooms were refitted in 2021.

Outside

The property benefits from a lovely private garden which is of a very good size and laid to lawn with extensive patio area. There is a large garden shed, two sets of external power points and an outside tap. The also property benefits from having three car parking spaces one of which has an EV charging point.

Property Information

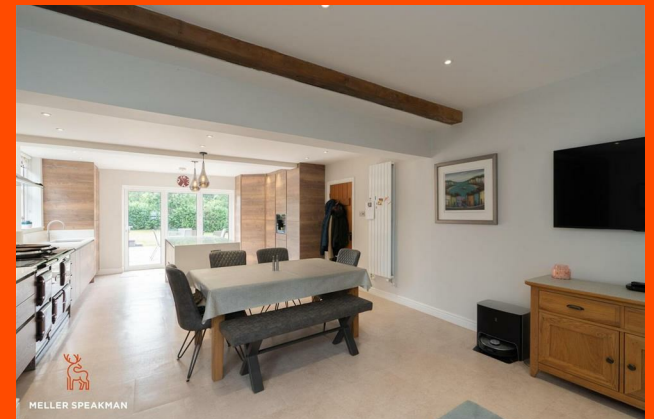
Mains electricity and water are connected. LPG central heating is installed. Drainage is via a sewerage treatment plant serving the development. We must advise prospective purchasers that none of the fixtures, fittings or services have been tested. Prospective buyers are advised to obtain their own individual reports prior to purchase. EPC Band - D. Council Tax Band - F (Cheshire East Council). Tenure - we are informed is Freehold.

Management Company

A management company is in place to deal with the maintenance and cost of the communal areas and private drainage system. The current cost is £50 per month and all property owners are shareholders in the

management company.

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ADDITIONAL INFORMATION

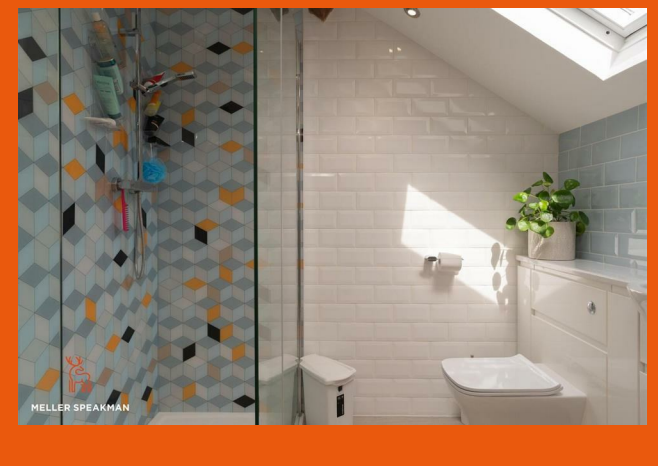
Local Authority – Cheshire East

Council Tax – Band F

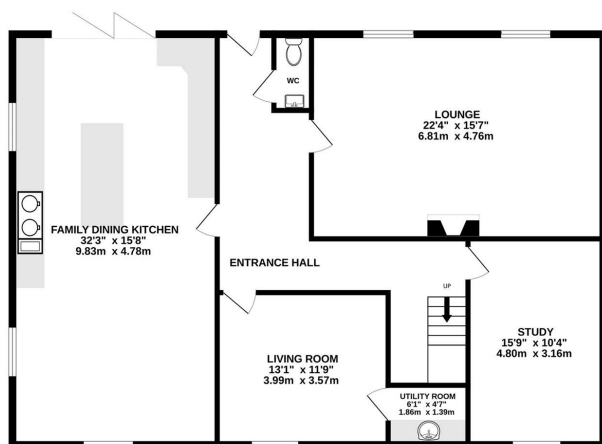
Viewings – By Appointment Only

Tenure – Freehold

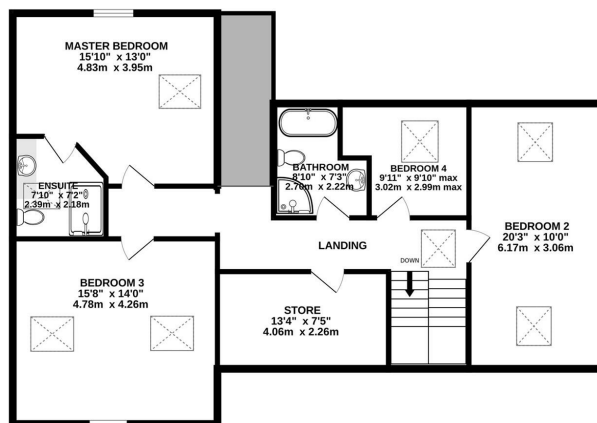
EPC Rating – D



GROUND FLOOR
1485 sq.ft. (138.0 sq.m.) approx.



1ST FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 2589 sq.ft. (240.5 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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