



**GASCOIGNE
HALMAN**

WARDS END FARM, MOGGIE LANE, ADLINGTON

THE AREAS LEADING ESTATE AGENT



WARDS END FARM, MOGGIE LANE, ADLINGTON

OFFERS OVER £1,200,000

A STUNNING 1850s PERIOD FARMHOUSE offering a BEAUTIFUL BLEND OF CHARACTER AND CONTEMPORARY LIVING, occupying an ENVIABLE PLOT OF APPROXIMATELY ONE ACRE in a HIGHLY SOUGHT AFTER SEMI-RURAL SETTING CLOSE TO POYNTON VILLAGE. APPROX. 2700 SQ FT OF SPACIOUS AND VERSATILE ACCOMMODATION. IMPRESSIVE OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLDING DOORS and HIGH SPECIFICATION FINISH INCLUDING QUOOKER TAP, NEFF APPLIANCES & SONOS SYSTEM, TWO ADDITIONAL RECEPTION ROOMS, UTILITY/BOOT ROOM and GROUND FLOOR SHOWER ROOM. FOUR WELL PROPORTIONED BEDROOMS (POTENTIAL FIVE) and THREE BATHROOMS including a LUXURIOUSLY REMODELLED FAMILY BATHROOM. DETACHED GARAGE, AMPLE OFF ROAD PARKING and EXTENSIVE PRIVATE GROUNDS.

- A BEAUTIFUL 1850s PERIOD FARMHOUSE WITH CHARACTER FEATURES THROUGHOUT

- APPROX. 2700 SQ FT SET WITHIN OVER 1 ACRE OF PRIVATE GROUNDS

- IMPRESSIVE OPEN PLAN LIVING DINING KITCHEN WITH HIGH SPECIFICATION FINISH

- FOUR BEDROOMS WITH POTENTIAL FOR A FIFTH & THREE BATHROOMS

- LUXURIOUSLY REMODELLED FAMILY BATHROOM WITH FREESTANDING BATH & WALK-IN SHOWER

- DETACHED GARAGE & AMPLE SECURE OFF-ROAD PARKING FOR MULTIPLE VEHICLES





Situated within a highly desirable semi-rural setting, this charming and substantial 1850s period farmhouse offers the perfect blend of character living and modern convenience, all within close proximity to Poynton village and well-regarded local schools. The property has been thoughtfully enhanced by the current owners to create a superb family home, offering spacious and versatile accommodation throughout. In brief, the property comprises:- an entrance leading through to a connecting hallway, providing access to the principal ground floor accommodation. The impressive open plan living dining kitchen forms the heart of the home, extending to over 29ft and fitted with a comprehensive range of contemporary base, wall and drawer units with marble worktops, complemented by integrated appliances including two NEFF ovens, a built-in microwave and dishwasher. A Quooker tap, hidden bar area, and Sonos sound system further elevate the space, whilst underfloor heating runs throughout the kitchen and connecting hallway. The room offers ample space for both dining and seating, with bi-folding doors, Velux roof windows and electric recessed blinds providing excellent natural light and seamless access to the outdoor space. There are two additional reception rooms, including a well-proportioned sitting/dining room and a separate family room, offering flexible living space ideal for both formal and informal use. A utility/boot room provides additional storage and laundry facilities, with access to a ground floor shower room comprising a walk-in shower and WC. A guest bedroom/study completes the ground floor, offering excellent versatility for home working, guest accommodation, or potential annexe-style use, with further benefit of Velux windows allowing for plenty of natural light. To the first floor, the property offers four generous bedrooms, including a spacious principal bedroom with a modern en-suite shower room featuring a walk-in shower, wash basin and WC. The en-suite is further enhanced by a Velux roof window, allowing natural light to flood the space and create a bright and airy feel. There are three further well-proportioned bedrooms, all benefitting from fitted wardrobes for additional storage. The family bathroom has been recently remodelled and finished to an exceptional standard, showcasing a contemporary design that blends beautifully with the character of the original farmhouse. It features a striking freestanding bath with matte black fittings, a walk-in shower enclosure with fluted glass screen, and a stylish floating vanity unit with countertop basin and storage beneath. High-quality tiling runs throughout, complemented by modern black sanitaryware, statement lighting, and exposed beams which add a distinctive touch of period charm, creating a luxurious yet practical space. Externally, the property sits within grounds extending to over one acre, offering superb outdoor space with a high degree of privacy. A detached garage provides further storage or parking options, alongside ample off-road parking. This attractive 1850s farmhouse presents a rare opportunity to acquire a beautifully balanced home, combining period charm with high-quality modern upgrades, all set within a sought-after and convenient location, and must be viewed to be fully appreciated.

DIRECTIONS

SK10 4NY

TENURE

FREEHOLD

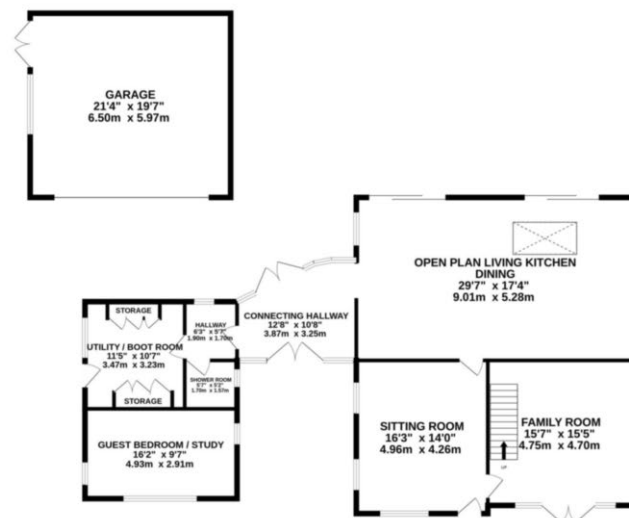
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND G

SERVICES (NOT TESTED)

SERVICES HAVE NOT BEEN TESTED AND YOU ARE ADVISED TO MAKE YOUR OWN ENQUIRES AND/OR INSPECTIONS.

GROUND FLOOR
1852 sq.ft. (172.0 sq.m.) approx.



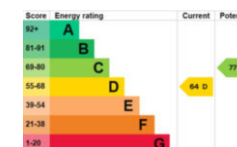
1ST FLOOR
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 2714 sq.ft. (252.1 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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