



**BRIDGE FARM, TETTON LANE,
MIDDLEWICH, CW10 0HH**

**£950,000
FREEHOLD**

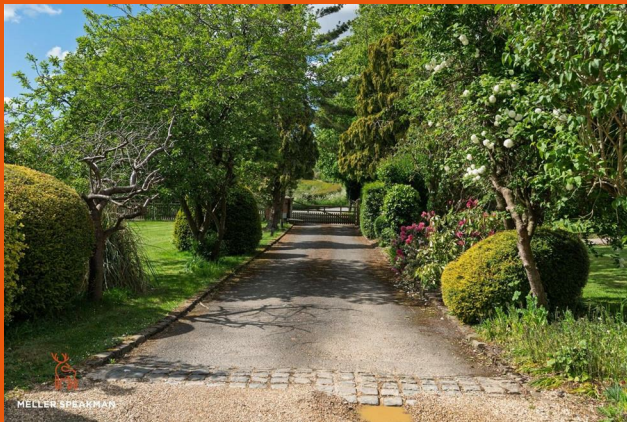
A substantial and beautifully appointed five bedroom period farmhouse occupying a superb rural position, enjoying far-reaching countryside views whilst remaining conveniently located for Middlewich, Sandbach and the M6 motorway network.



MELLER SPEAKMAN

BRIDGE FARM, TETTON LANE, MOSTON.

- Stunning five bedroom former farmhouse, oozing character and charm
- Long sweeping driveway, formal gardens and paddock
- Offering over 3300 square foot of accommodation
- Double garage plus workshop
- Semi rural location, benefitting from easy access to the M6. Only a short drive from Middlewich and Sandbach



Offering extensive and highly versatile accommodation throughout, Bridge Farm combines charming character features with modern family living and would be particularly well suited to growing families or multi-generational living thanks to its two separate staircases and flexible reception space.

Entrance and Reception Rooms

The property is entered via a charming entrance porch featuring ornate leaded stained-glass windows and an attractive quarry tiled floor. The porch opens into an impressive reception hallway with oak balustrade staircase rising to the first floor and access to the cellar.

Bridge Farm boasts three generous reception rooms, each enjoying an abundance of natural light and attractive period character. The principal living room is a superb dual-aspect family space centred around a feature fireplace with stone surround and hearth incorporating a wood-burning stove.

The lounge is another spacious dual-aspect reception room with feature fireplace and wood-burning stove and would also lend itself perfectly to use as a home office or snug.

A further sitting room provides additional versatile living accommodation and again benefits from dual aspects and a wood-burning stove.

The ground floor also benefits from a stylish contemporary wet room, fully tiled and fitted with a rainfall shower, separate shower attachment,

WC with high-level cistern and pedestal wash hand basin.

Kitchen and Utility

At the heart of the property lies the magnificent open-plan family kitchen/living/dining room, ideally designed for modern family life and entertaining.

The kitchen is fitted with an extensive range of wall and base units complemented by granite work surfaces, incorporating:

Electric AGA

One-and-a-half sink and drainer with mixer tap
Large central island with additional storage and granite worktop

Attractive Welsh dresser

Tiled flooring throughout

Patio doors open directly onto the rear terrace, creating an excellent indoor/outdoor entertaining space. The kitchen also provides access to the secondary staircase leading to the first floor.

The adjoining utility room is fitted with additional wall and base units, work surfaces, sink and drainer and tiled flooring.

To the rear of the property is a particularly useful entrance hall/boot room with tiled floor and external access, ideal for country living.

First Floor Accommodation

The first floor offers five spacious double bedrooms, all enjoying delightful rural views across the

surrounding countryside.

The impressive principal bedroom benefits from a modern ensuite shower room.

There are four further well-proportioned double bedrooms served by two stylish family bathrooms.

The rear bathroom is fitted with a contemporary three-piece white suite and benefits from a large airing cupboard.

The luxurious front bathroom features:

Walk-in double shower cubicle

Freestanding bath

Pedestal wash hand basin with central mixer tap
WC

The dual staircase arrangement makes the layout especially suitable for multi-generational occupation or families seeking flexible living arrangements.

Outside

Bridge Farm is approached via a sweeping driveway with electric gated entrance leading through mature landscaped gardens surrounding the property.

To the rear is an attractive terrace patio ideal for alfresco dining and outdoor entertaining whilst enjoying the peaceful rural setting.

A side pony paddock further enhances the property's country appeal.

A detached timber garage block provides:

Double garage

Workshop space

Additional outbuildings include:

Boiler room housing the Potterton oil-fired boiler

Separate gardener's WC

Location

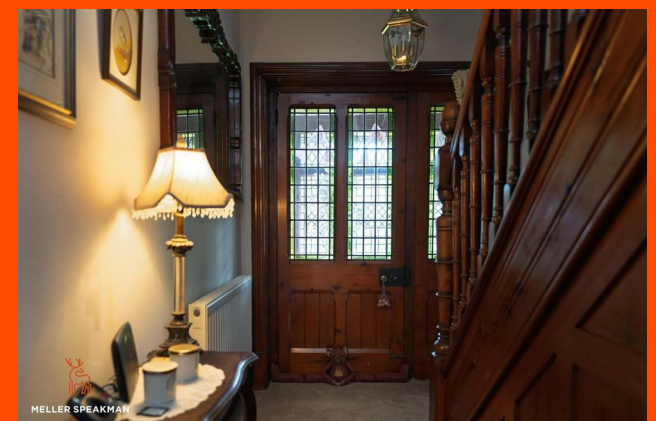
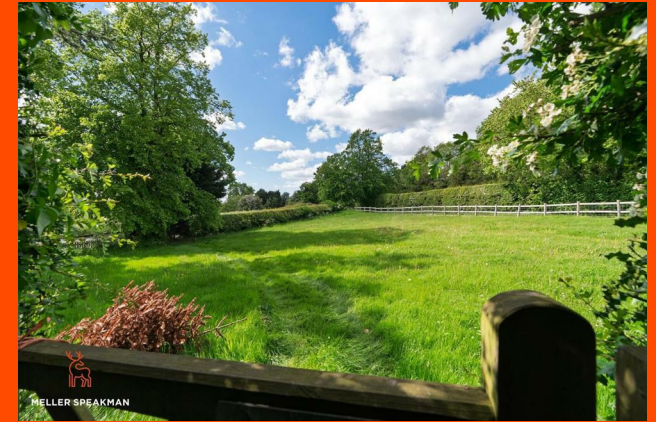
Bridge Farm occupies a highly desirable rural position along Tetton Lane in the sought-after village of Moston, surrounded by open Cheshire countryside whilst remaining exceptionally convenient for commuter links.

The nearby market towns of Middlewich and Sandbach provide an excellent range of shopping, dining and leisure facilities.

The property enjoys excellent connectivity to the national motorway network via Junctions 17 and 18 of the M6 motorway, making Manchester, Chester, Liverpool and Birmingham readily accessible.

The area is also particularly well regarded for schooling, with a selection of highly regarded primary and secondary schools nearby in Sandbach, Middlewich and Holmes Chapel.

BRIDGE FARM, TETTON LANE, MOSTON.





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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band G

Viewings – By Appointment Only

Tenure – Freehold

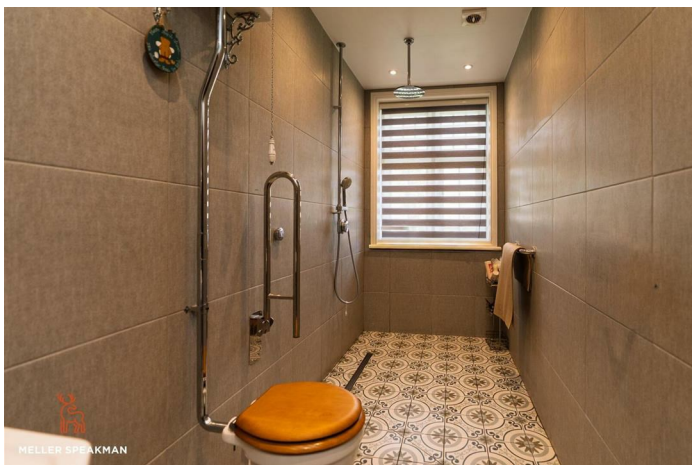
EPC Rating – D



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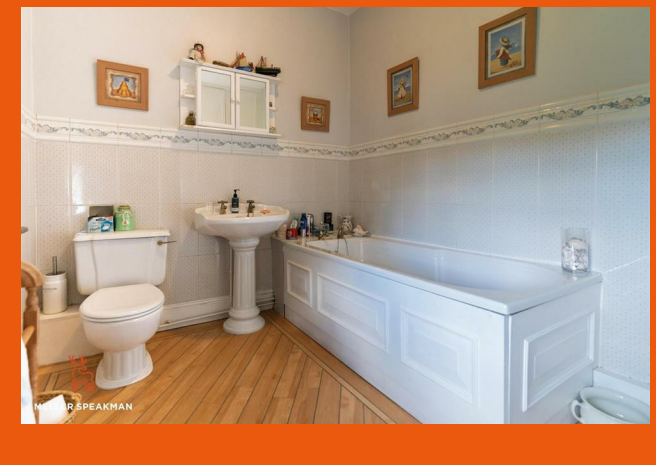
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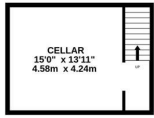


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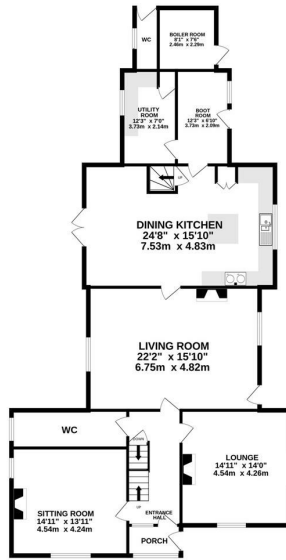


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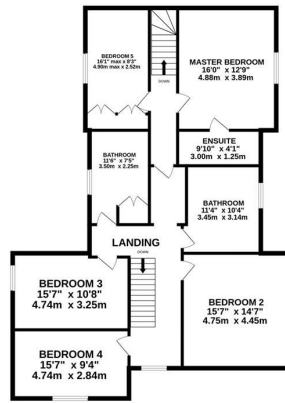
BASEMENT
206 sq.ft. (19.1 sq.m.) approx.



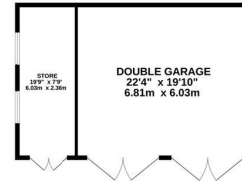
GROUND FLOOR
1050 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR
1410 sq.ft. (130.9 sq.m.) approx.



OUTBUILDINGS
596 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 3960 sq.ft. (367.9 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		81
(69-80) C		
(55-68) D	55	
(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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