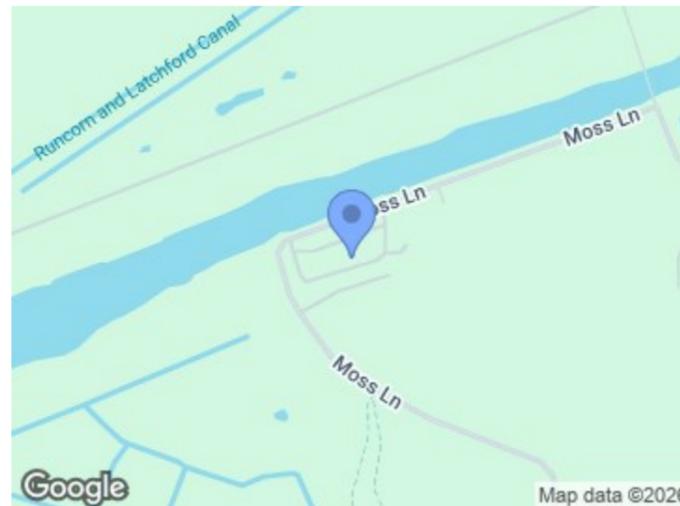


# Moore

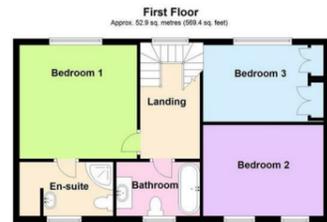


## Location

Occupying an enviable semi-rural location, this barn conversion benefits from being within close proximity to the village of Moore which boasts an excellent community feel with a public house, post office, a local shop and Moore nature reserve, perfect for walks and nature lovers. Along Moss Lane is Moore Meadows which is great for dog walkers, runners and horse riding, the canal, with great walks where you can watch the canal boats, and a rugby club. Nearby is the cosmopolitan village of Stockton Heath which offers a fashionable lifestyle including retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger more commercial town of Warrington is readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations.



Total area: approx. 132.5 sq. metres (1426.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	80

PRIVATE ROAD | GATED ENTRANCE | THREE DOUBLE BEDROOMS | CHARMING BARN CONVERSION | COBBLED COURTYARD & SANDSTONE FEATURES | OAK FRAME FAMILY ROOM | BEAUTIFUL LOCATION Forming one of three similar barn conversions, 'The Shires' features an array of traditional charm and character; with exposed beam work, a cobble courtyard, stable doors and sandstone in abundance. Oak doors throughout, underfloor heating, stylish en-suite and family bathroom, integrated wardrobes, all conveniently located on a private no through road close to Moore Village and Moore Nature reserve.

£425,000

# Moore Moss Lane



## ACCOMMODATION DETAILS

This unique barn conversion, dating back to 1836, features an abundance of charm and character in the heart of Moore Village. Traditional features include part cobbled driveway, dwarf brick walled patio area, sandstone pillars, cobbled gardens, exposed original beams, port hole windows and sandstone borders. Situated in a semi-rural location on Browside Farm in the desirable village of Moore, this property has undergone extensive improvements including an extension. Beautifully appointed accommodation comprises welcoming entrance hallway with original exposed beams, a through Dining / Kitchen / Family room with underfloor heating and a separate lounge with views over the front garden. The kitchen hosts a range of matching eye and base level units with integrated appliances and the dining area features exposed brick to the side elevation. The 'aged' Oak family room features slate under floor heating and gives views over the rear cobbled garden. To the first floor the main bedroom offers a vaulted ceiling and traditional exposed beams with a stylish en-suite shower room. There is a second bedroom with full length wardrobes and continued exposed beams, third bedroom with 'port' hole window and feature full length contemporary style wardrobes. There is a stylish family bathroom with rolltop bath and freestanding sink unit. This fantastic property is warmed by central heating and double glazing. (Boiler fitted in January 2016).

## FRONT ELEVATION

The property is approached via private gravelled road leading to the front border. There is a gated driveway providing off road parking for numerous vehicles, and a beautifully maintained front lawn with part fence and part brick border to both elevations. Approaching the property you are met with Sandstone pillars, part gravel and part cobbled driveway as you approach the entrance porch.

## ENTRANCE HALL

15'0 x 5'8 (4.57m x 1.73m)  
Panelled 'Stable' door with glazed insets, exposed beams, engineered flooring, central heating radiator, under stairs cupboard, intercom system with control panel for electric gates and Glass staircase to the first floor.

## LOUNGE

17'11 x 12'2 (5.46m x 3.71m)  
Exposed beams, two double glazed windows to the front elevation, central heating radiator and feature electric fire and tiled hearth.

## KITCHEN

13'6 x 6'11 (4.11m x 2.11m)  
A range of matching eye and base level units with glazed wall cabinets, integrated fridge / freezer, Wine rack and sink with drainer unit set in heat resistant roll top work surfaces complimented by a tiled splashback. The Island / breakfast bar features a gas hob with extractor above and convenient seating area. There are double glazed windows to the front and side elevations, whilst the through lounge / diner welcomes an abundance of natural light through the Oak framed, glass panelled extension.



## THROUGH DINING AREA

13'6 x 10'9 (4.11m x 3.28m)  
Feature exposed brick wall with contemporary style radiator, engineered flooring to the dining area and slate underfloor heating to the Oak frame lounge area.

## THROUGH LOUNGE

14'2 x 9'3 (4.32m x 2.82m)  
Aged oak frame with glazed units overlooking the traditional cobbled rear garden, exposed beamwork, natural slate floor with underfloor heating, two spotlights and a television point.

## LANDING

Beautiful turning Oak staircase with glass panelling, double glazed 'port hole' window to the rear elevation, central heating radiator and loft access.

## BEDROOM ONE

12'4 x 12'0 (3.76m x 3.66m)  
Feature exposed beams, port hole double glazed window to the rear elevation, wall light point and a central heating radiator.

## EN-SUITE SHOWER ROOM

9'11 x 5'9 (3.02m x 1.75m)  
A blend of character with contemporary fittings including a corner shower unit with shower head and attachments, low level WC, freestanding wash hand basin with tiled splash back, period style central heating radiator, exposed beams, engineered flooring and double glazed window to the front elevation.

## BEDROOM TWO

11'7 x 9'4 (3.53m x 2.84m)  
Full length wardrobes, continued exposed beam work, contemporary style central heating radiator, two double glazed windows to the front elevation and a television point.

## BEDROOM THREE

11'9 x 9'1 (3.58m x 2.77m)  
Traditional style wall run of built in wardrobes, vaulted ceiling, exposed beams, port hole windows to the rear elevation and central heating radiator.

## FAMILY BATHROOM

8'1 x 5'8 (2.46m x 1.73m)  
Freestanding bath with Chrome mixer taps, freestanding wash hand basin with Vanity unit, low level WC, extractor fan, fully tiled walls with patterned border, tiled flooring, wall mounted mirror cabinet, frosted 'port' hole window to the front elevation, period style central heating radiator, towel rail and exposed beams.

## EXTERNALLY

Located on a private road, 'The Shires' comprises three similar barn conversions. This property is accessed via gated driveway, with manicured gardens featuring a weeping willow, established conifer and well kept lawns with sandstone borders & pillars. The front elevation provides parking for numerous vehicles, along with a quaint patio area with a mix of Sandstone brick and fenced borders.

To the rear elevation, there is a generous decked patio area and traditional cobbled courtyard with access to slate roof outhouse. The slate roof outhouse has power, and was granted planning permission for office conversion circa 2007 (Which has now lapsed) Any future planning permissions will be required for conversion and no transactions will be agreed on planning conditions.

## OFFICE / GARAGE CONVERSION

15'0 x 9'0 (4.57m x 2.74m)  
Previously converted as office space, with central heating radiator, telephone point, engineered flooring, wall light points and ceiling light.

## SERVICES

No tests have been made of main services, heating systems or associated appliances, neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

## TENURE

Leasehold

## LOCAL AUTHORITY

Warrington Borough Council.

## POSSESSION

Vacant possession upon completion.

## VIEWING

Strictly by prior appointment with Cowdel Clarke, Stockton Heath on 01925 600200

## Council Tax

Band 'E' - £2,626.73 (2024/2025)