



## Whitlow Lane, Moulton

Offers over £300,000





Have you been searching for a home where your children can grow up with the freedom of village life, where bikes are ridden safely along quiet lanes, muddy boots are kicked off after countryside adventures, and neighbours still stop to chat? Then this beautiful three bedroom family home in the ever popular village of Moulton may be exactly what you have been waiting for. Positioned within a peaceful village setting yet still within easy reach of everyday amenities and commuter links, this is the kind of home that offers families not just a property, but a lifestyle.

**Somewhere that feels safe, sociable and future-proof, with space to grow into for years to come.**

From the moment you arrive, there is an immediate sense of warmth and welcome. Elevated proudly from the road and tucked behind established hedgerows, the home feels private and secluded whilst still being right in the heart of village life. It is easy to imagine children playing safely outside with friends from nearby homes, learning to ride their bikes along the quiet roads, or adventuring through the surrounding countryside fields that are close enough to explore but near enough to home for peace of mind. Stepping inside, you are welcomed into a home that feels like a warm embrace from the very first moment. The carefully retained character features blend effortlessly with tasteful modern upgrades, creating a home that feels both timeless and turnkey. It is the perfect balance for purchasers wanting the charm and soul of an older home without compromising on modern comforts.



The entrance porch is a fantastic practical space for busy family life, with ample room to welcome guests, store coats and shoes neatly away, and kick off muddy boots after countryside walks with the dog. Natural light pours through the space and the tiled underfloor heating offers an added touch of luxury, particularly appreciated during colder months. As you move further through the property, the home naturally encourages exploration, with glimpses of exposed brickwork and character details leading you from room to room. The first reception room, currently used as a dining room, is wonderfully versatile. Whether hosting Sunday dinners with family, creating a cosy snug, a playroom for younger children, or even a home office, this room adapts beautifully to different stages of family life. The exposed brick chimney breast adds warmth and personality, creating a space that feels made for slowing down and enjoying quality time together.

The second reception room is currently arranged as the living room and perfectly captures the cosy atmosphere that flows throughout the home. Positioned centrally within the property, it remains connected to the heart of the home whilst still offering a peaceful retreat to unwind at the end of the day. The exposed brick fireplace and log burner create a wonderfully inviting focal point, making it easy to picture winter evenings spent curled up under blankets with films on and the fire crackling in the background.

Continuing through the home, the kitchen beautifully combines country charm with contemporary styling. The country green shaker style cabinetry, marble effect worktops and metro tiled splashbacks create a timeless aesthetic that subtly reflects the surrounding countryside setting. This is a kitchen that feels made for family life, whether preparing busy weekday breakfasts before school runs or hosting friends and family at the weekend. The separate matching utility room ensures laundry and household essentials can remain tucked away neatly, helping the main living areas remain calm and uncluttered.

To the rear of the home is the conservatory, currently enjoyed as a garden room during the warmer months and a practical boot room during winter. Overlooking the rear garden, this additional reception space works brilliantly for entertaining and family gatherings, creating an easy flow between inside and outside living. Whether setting out food for summer BBQs, watching the children play in the garden, or simply enjoying a quiet morning coffee overlooking the greenery, this room offers fantastic flexibility.



“Imagine, a home that grows with you and your family.”



Upstairs, the sense of space continues with three generously sized bedrooms. The home benefits from two particularly spacious double bedrooms, giving families the flexibility to choose between a master bedroom, guest room, nursery or even an additional workspace if required. The third bedroom is another excellent size and can comfortably accommodate either a single or small double bed whilst still offering fitted storage solutions. Again, the versatility of this room means it could equally function as a dressing room, home office or hobby room depending on changing family needs over time.

The family bathroom has been finished in a modern and elegant style, offering a boutique hotel feel whilst still remaining practical for everyday living.



Externally, the property continues to impress. Sitting on a generous plot, the home benefits from a substantial driveway providing off road parking for multiple vehicles. Mature hedgerows to both the front and rear create a wonderful sense of privacy and seclusion. The south west facing rear garden has been designed with both practicality and enjoyment in mind, featuring a patio area ideal for al fresco dining and entertaining, alongside a lawned garden where children can safely run, play and enjoy the outdoors. It truly feels like a hidden retreat away from the world, whilst still being at the centre of village life.

“Step outside and the sense of space continues from inside to out.”



This is more than just a home. It is a place where memories are made, where family life can truly flourish, and where purchasers can enjoy the rare combination of countryside escapism, village community and modern day convenience all in one beautiful setting.

**Not just a house to live in, but a home to grow into.**

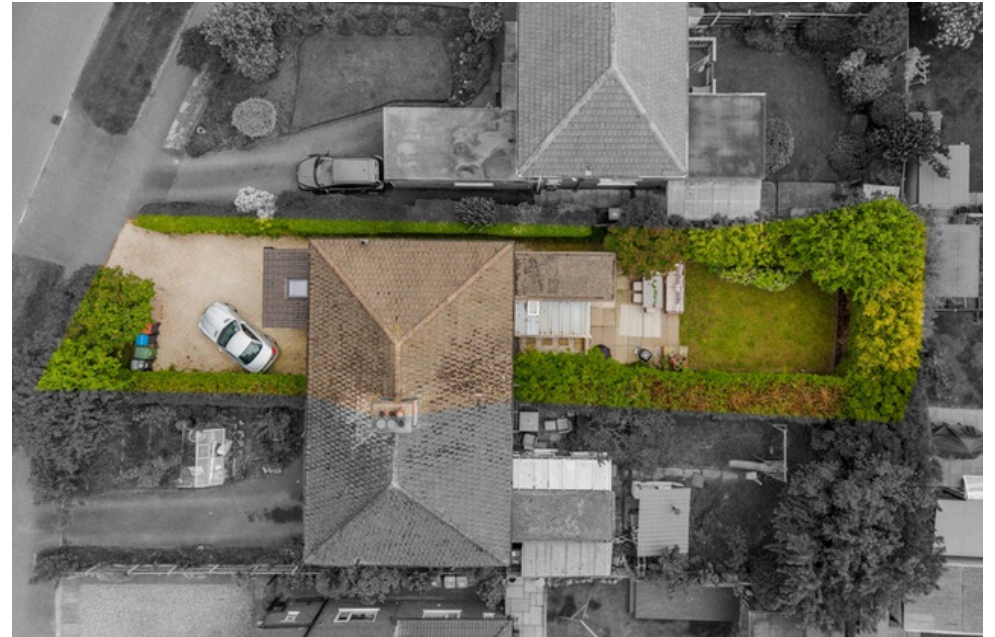
# Why Moulton?

Moulton continues to be one of the most sought after villages for buyers wanting to achieve the perfect balance between countryside living and everyday convenience. Increasingly popular with first time buyers and young families alike, the village offers exceptional value for money whilst still delivering the lifestyle many purchasers dream of.

There is a genuine sense of community here that is becoming increasingly rare to find. Children still play outside together, neighbours know one another by name, and village events bring people together throughout the year.

With countryside walks, riverside paths and open fields all close by, Moulton offers families the opportunity to enjoy a slower pace of life whilst still remaining well connected for commuting. For those balancing work and family life, Moulton provides excellent transport links to Manchester, Chester, Liverpool and Birmingham, making it ideal for commuters who do not want to sacrifice lifestyle for convenience.

*“A home that is not only positioned on a great plot, but is also nestled within the heart of the community.”*



# Local Life in Moulton

Life in Moulton centres around community, convenience and countryside charm. The village itself benefits from local amenities including two welcoming pubs, perfect for meeting friends for a drink or enjoying an evening meal when cooking can wait. Local favourite Dynasty Chinese takeaway is also within walking distance and is loved by villagers for an easy Friday night treat.

Families are particularly drawn to the area due to the excellent schooling options available. The local village primary school embraces a strong community ethos, whilst the highly regarded and outstanding rated The County High School Leftwich provides an exceptional secondary school option nearby. Sir John Deane's College is also within easy reach for further education.

One of the biggest attractions to village life in Moulton is the surrounding countryside itself. Nestled amongst beautiful Cheshire farmland and bordering the picturesque River Weaver, the village offers an abundance of scenic walking routes quite literally on your doorstep. Whether it is peaceful evening strolls alongside the river, weekend dog walks through the surrounding fields, or family bike rides exploring the quiet country lanes, there is always somewhere to escape into nature. For those with a more adventurous spirit, longer walking and cycling routes can lead you towards the ever popular Whitegate Way, offering miles of countryside trails to explore and enjoy throughout the seasons.

The village hosts a range of much loved community events throughout the year, including the famous Moulton Crow Festival, a traditional celebration featuring the iconic "Moulton Crows" dance, live folk music, stalls, fairground attractions and the ever popular scarecrow trail competition.

Adding even further appeal, the neighbouring village of Davenham is within walking distance, offering additional pubs, cafes and amenities, whilst the surrounding Cheshire countryside provides endless opportunities for weekend walks, bike rides and outdoor adventures.

*"Whether you are looking to escape the hustle and bustle life can bring, or the ease of access to it, you can have it all here."*

## Whitlow Lane, Moulton

Approximate Gross Internal Area = 99.13 sq.m / 1067 sq.ft

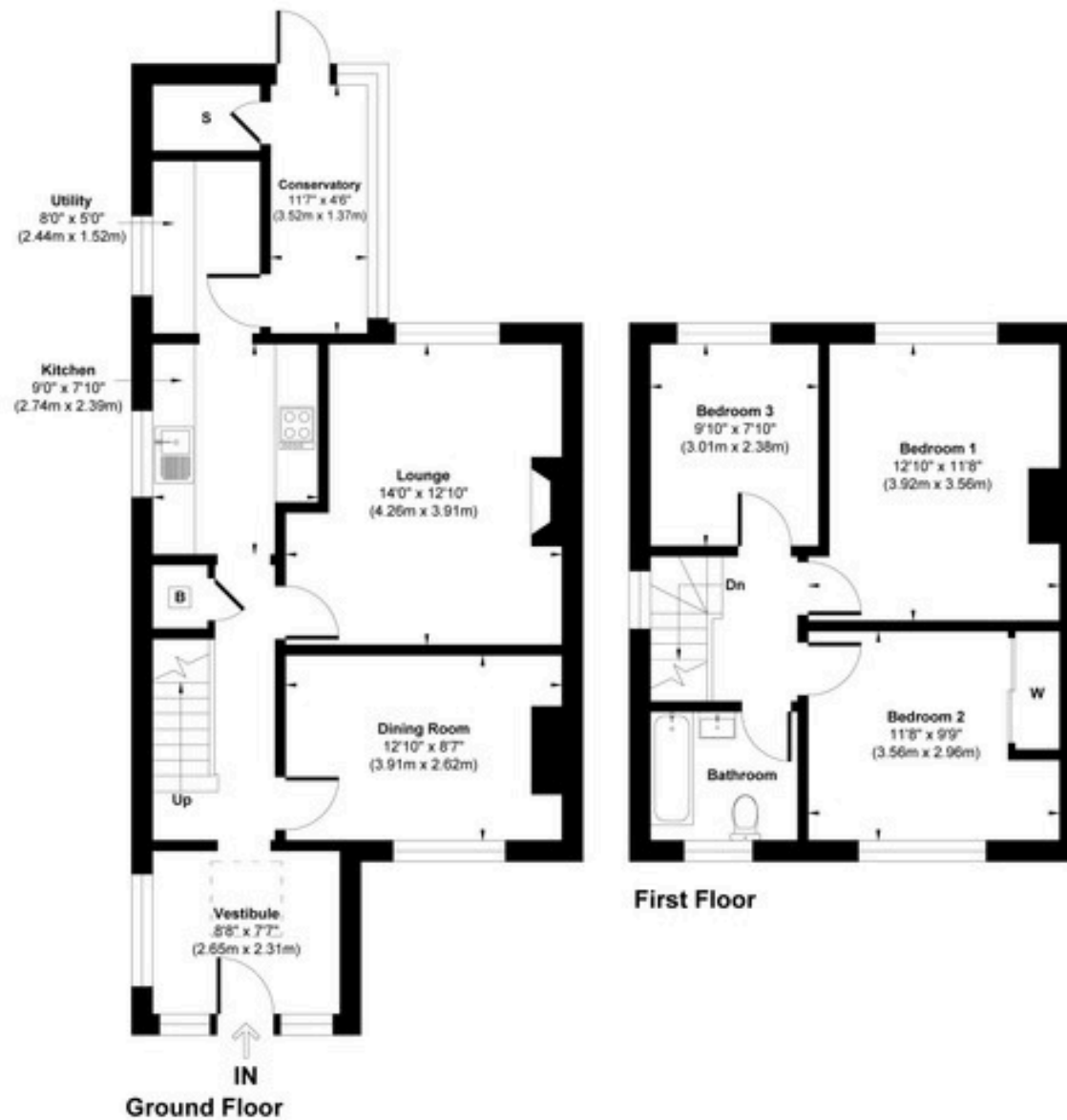


Illustration for identification purpose only, measurements approximate and not to scale.



*Amy Walley*

01606 531338 | 07749 163356 | [amy.walley@theagencyuk.com](mailto:amy.walley@theagencyuk.com)



@thatpropertygirlamy