

Andrew J Nowell & Company

Moss Cottage, Cocksmoss Lane, Marton

Offers Over £1,150,000







Moss Cottage Cocksmoss Lane, Marton, SK11 9HX

- Oak-framed triple garaging with adjoining studio/gym and bathroom
- Gardens and grounds extending to just under 2 acres with picturesque pond
- Beautifully presented four-bedroom country cottage
- Principal bedroom with private balcony overlooking the countryside
- Four well-proportioned bedrooms and three versatile reception rooms

Moss Cottage is a charming and beautifully appointed four-bedroom country residence occupying an idyllic rural position on Cocksmoss Lane, surrounded by picturesque Cheshire countryside. Set within beautiful gardens and grounds extending to just under 2 acres, the property offers spacious and versatile accommodation extending to approximately 2,633 sq.ft., including garaging and ancillary accommodation.

The property has been thoughtfully improved whilst retaining a wealth of character features, including exposed timber beams, traditional fireplaces and attractive brickwork.

The ground floor comprises an impressive 24ft living room with exposed beams, oak flooring and a feature fireplace, a separate family room with wood burner, and a beautifully appointed breakfast kitchen with central island, range-style cooker and attractive cabinetry.


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A particular feature is the superb garden/dining room with vaulted ceiling, rooflights and extensive glazing, creating a wonderful space for dining and entertaining with French doors opening directly onto the gardens. A cloakroom/WC completes the ground floor.

To the first floor are four well-proportioned bedrooms and a family bathroom. The principal bedroom features fitted cabinetry, a character fireplace, air conditioning and access to a private balcony overlooking the gardens and surrounding countryside. Another bedroom incorporates a charming mezzanine level, providing additional space for children's play, reading or studying.

Externally, the property benefits from a gated entrance and generous gravel driveway providing ample off-road parking, an EV charger and access to an impressive oak-framed triple garage. The garage building also incorporates an adjoining room with its own bathroom, offering excellent versatility for use as a home office, studio, gym or hobby room.

The beautiful gardens and grounds extend to just under 2 acres, comprising extensive lawns, mature trees, established planting and a picturesque pond. Enjoying a high degree of privacy and delightful countryside views, Moss Cottage offers a wonderful combination of traditional character, modern comforts and peaceful rural living.

Important Information

- Council Tax – Cheshire East – Band G
- EPC Rating – TBC
- Tenure – Freehold
- Heating: LPG Heating
- Services: Mains Electric & Water, Drainage via septic tank
- Parking: Driveway & Triple Garage
- What 3 Words – ///handover.doubts.pull
- Flood Risk*: Very low risk of flooding
- Broadband**: Standard Broadband available.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker





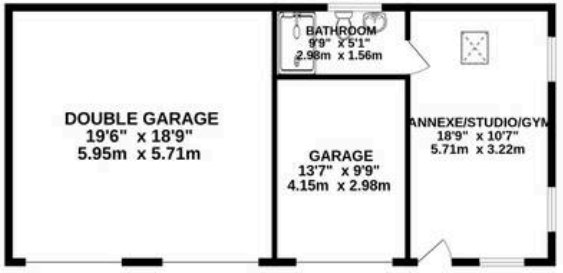




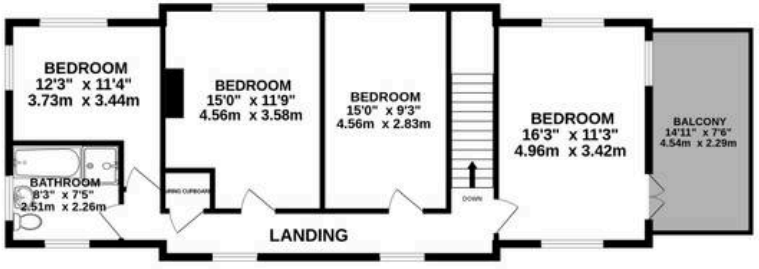
GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



GARAGING
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 2633 sq.ft. (244.6 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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