



Main Road, Moulton

Offers Over £250,000





Have you been searching for your first family home in the Cheshire countryside, but don't want to give up the convenience of village amenities, schools and connections for commuting?

Perhaps more importantly, are you looking for somewhere that gives your family a little more room to breathe?

A home where the children can play in the garden while dinner is cooking. Where bikes can become the preferred mode of transport for an afternoon exploring the village. Where countryside lanes, open fields and adventures are close enough to become part of everyday life rather than something reserved for the weekend.



“The home that just keeps giving, from room to room.”



Positioned along Main Road in the ever-popular village of Moulton, this three-bedroom home offers exactly that balance. Countryside is all around you, the heart of the village remains close by, and the house itself offers the space, garden and flexibility to become a genuine long-term family home.

This isn't necessarily a house you buy for who your family is today. It's one you can grow into. Set well back from the road, the property immediately feels established and inviting.

A long driveway provides plenty of off-road parking and leads to the single garage, while the lawned front garden creates a generous buffer between the house and Main Road. A beautiful cherry blossom tree frames the frontage and, when in bloom, provides quite the welcome home.

Step inside and the entrance hall immediately introduces the warmth and character that runs throughout the property. There is practical space for coats to be hung and shoes to be kicked off after muddy countryside walks, while oak doors, brass knobs and traditional-style locks provide subtle nods to the home's character.

To the left sits the living room, a wonderfully bright dual-aspect space overlooking both the front and rear gardens. During the daytime, natural light pours through the windows. Come evening, it transforms into the sort of room where everyone can pile onto the sofa for a film, the fire can be lit during the colder months and you can properly switch off.

And when summer comes around, the rear window gives you that all-important view into the garden, meaning the children can carry on playing outside while you attempt to enjoy five uninterrupted minutes indoors.

Across the hallway is the family bathroom, fitted with a traditional-style white suite in keeping with the character of the property. There is a full-sized bath for little ones, long soaks and everything family life throws at it, alongside a waterfall shower over for those mornings when everyone somehow needs to leave the house at exactly the same time.

To the rear is a kitchen that feels entirely at home in its countryside surroundings.



“Character, charm and convenience all wrapped into one home.”



Cream Shaker cabinetry is paired with timber worktops, a ceramic Belfast sink and a Rangemaster cooker, creating a country-inspired space without feeling overly modernised or out of keeping with the property.

There is plenty of storage, an integrated dishwasher to deal with the aftermath of family dinners, and enough cooking capacity for everything from Tuesday-night tea to Christmas with a house full of relatives.

The back door leads directly into the garden too, creating an easy connection between indoors and out. Children can race in and out through the summer, muddy shoes don't need to travel through the whole house, and you can keep an eye on those final five minutes of garden time while dinner is cooking.

Upstairs, the same warmth continues.

The master bedroom spans the full depth of the property and benefits from a dual aspect across the front and rear gardens. It is a genuinely generous room, with enough space to feel like somewhere the adults of the house can retreat to at the end of the day rather than simply somewhere to sleep.

The second bedroom overlooks the front garden and comfortably accommodates a double bed alongside additional furniture.

The third bedroom offers that all-important flexibility that first-time families often need. Today it might be a nursery, child's bedroom or home office. Further down the line it can change as your family does, becoming a homework room, dressing room, guest room or a bedroom for the next little person to arrive.

It is this flexibility that makes the property such an appealing first family home: there is space for life to change without immediately needing to change your address with it.

The rear garden is arguably where the lifestyle this home offers really comes into its own.

Immediately outside the kitchen is a paved area enclosed by a pretty picket fence and gate, before the garden opens into a substantial lawn bordered by established wildflowers.



"The sweet escape that is well connected but provides the calm."



There is room for climbing frames, paddling pools, football goals, garden furniture and everything else that tends to arrive once children do, without the adults having to surrender the entire garden in the process. Beyond this is a further fenced area behind the garage, currently home to a substantial chicken pen. For somebody who has always imagined growing their own vegetables, collecting fresh eggs or simply introducing the children to a slightly more self-sufficient way of living, the foundations are already here. It's a garden where children can get muddy, grow things, build things, discover things and spend considerably less time asking for a screen. The garage can also be accessed directly from the garden and provides valuable additional storage for bikes, scooters, gardening equipment and all the other paraphernalia family life inevitably accumulates.



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





And beyond your own boundary, Moulton itself becomes an extension of that lifestyle.

This is the kind of village where childhood can involve bikes, wellies and countryside adventures. Where the surrounding lanes and footpaths give older children a little independence as they grow, while still allowing home to remain reassuringly close. Where an ordinary afternoon can mean heading out into the surrounding Cheshire countryside rather than having to get into the car to find it.

For a first-time family buyer, that's perhaps what makes this home particularly special.

You're not simply buying your first house.
You're buying somewhere childhood can happen.

Why Choose Moulton?

Moulton has become an increasingly popular choice for buyers who want countryside surroundings without feeling disconnected from everyday life.

Sitting within the Cheshire countryside close to Northwich, the village combines open landscapes and a strong sense of community with the practicalities young families still need.

Moulton School sits within the village itself, while The County High School Leftwich is nearby for secondary education. Sir John Deane's Sixth Form College in Northwich provides a further local option as children grow.

For families who love being outdoors, the surrounding countryside is one of Moulton's biggest attractions. Quiet lanes, fields and walking routes make getting outside part of everyday life, while National Cycle Route 5 skirts the village for those wanting to explore further by bike.

Yet countryside living here doesn't mean isolation. Northwich and Winsford are both approximately a ten-minute drive away, putting supermarkets, shopping, leisure facilities and wider amenities within easy reach, while the wider Northwich area provides access towards the A556, M6 and M56 for connections across Cheshire and towards Manchester, Chester and beyond.

It is that combination that makes Moulton particularly appealing to growing families: space to breathe when you're at home, without making everyday life unnecessarily complicated.



"A home that is not only positioned in a great spot, but is also nestled within the heart of the community."



Local Life in Moulton

Life in Moulton has a distinctly village feel.

Moulton School sits within the community and describes its ethos around children belonging, thriving and achieving, while village organisations, community spaces and events help retain the sense of identity that makes Moulton feel like more than simply another residential suburb.

There are local pubs and everyday amenities within the village, while neighbouring Davenham and nearby Northwich broaden the choice of cafés, restaurants, shops and services without having to travel far.

But the real luxury here is what's outside.

The Cheshire countryside surrounds the village, with fields, footpaths and quiet lanes providing endless opportunities for dog walks, evening strolls and family bike rides. National Cycle Route 5 skirts Moulton, opening up even more opportunities for exploring the surrounding area on two wheels.

For children, that can mean a childhood with a little more freedom, learning to ride a bike, pulling on wellies after school, heading off on countryside adventures and gradually being given that little bit more independence as they grow.

Community traditions remain part of village life too, including Moulton's renowned Crow Fair and its historic Moulton Crows dance, connecting today's village with a tradition that stretches back generations.

And when you do need more, Northwich and Winsford are both close by, with Davenham also neighbouring the village.

So you can have countryside without isolation, community without giving up convenience, and a home that feels like an escape from busy family life without being miles away from everything you need. For a family looking for their first home, but hoping it won't feel like a stepping stone the moment life moves on, this one offers something increasingly difficult to find: room to settle, room to play and room to grow.



"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."

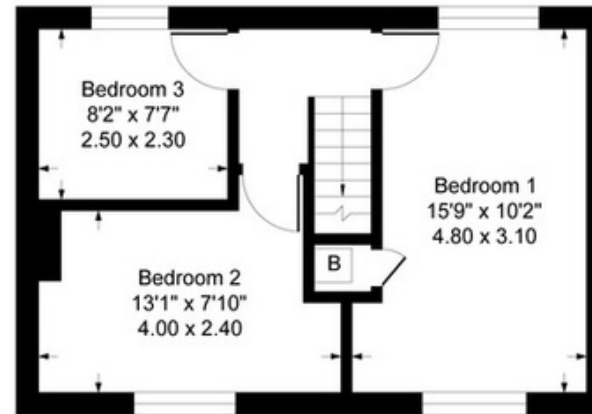


19 Main Road, Moulton

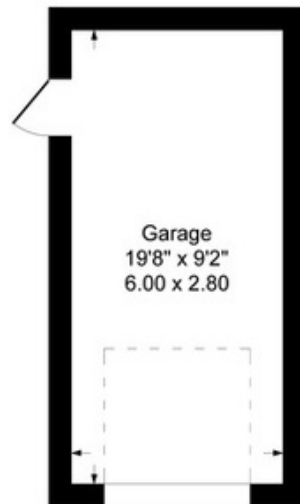
Approximate Gross Internal Floor Area = 69.6 sq m / 749 sq ft

Garage = 16.8 sq m / 181 sq ft

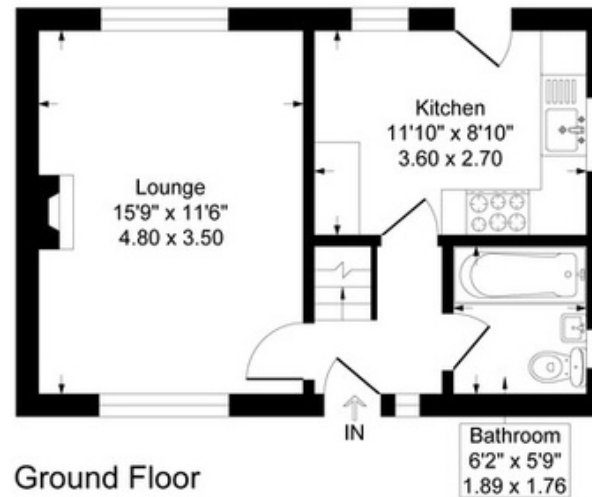
Total = 86.4 sq m / 930 sq ft



First Floor



Garage



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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