



**NIDDRIES LANE**  
**MOULTON**



On the leafy fringes of Northwich, discover a home designed to grow with family life at No. 43, Niddries Lane.

Nestled in the peaceful village of Moulton, a community-minded haven sprung from Cheshire's centuries old salt industries, No. 43 began as a classic 1940s post-war two-up, two-down. Now stretching out across one and a half plots, the home has been attentively extended over time - to the side and up - yet retains the homely warmth of its beginnings. Only the second custodians since it was built.

*"We wanted places for quiet time as the children grew up but still that space to be together."*

Pull onto the wide gravel driveway in front of the traditional red-brick home, offering relaxed parking for two to three cars.

Beneath the shelter of the canopy-style entrance, a painted grey front door opens into a light-filled hall, where the post-war exterior gives way to a refreshingly contemporary interior, designed for modern family flow.

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# WELCOME HOME

Broad and bright, the motif of the front door carries through in the timeless grey on white Laura Ashley wallpaper, while modern laminate wood flooring flows out underfoot. Open and airy, oversized apertures rather than closed off doorways open out to the sides, offering 'broken plan' living as opposed to open plan, where a large opening to the right reveals a light filled dining area. Tucking into the front of the home and embellished by open brick - echoing from the chimney - the dining area overlooks the driveway which is privately hidden behind high hedging.

In one corner, double doors open to a highly practical utility and storage space, discreetly housing the washing machine and central heating system. Formerly the garage, this dining area has evolved into a flexible extension of the home, drawn into use at Christmas and larger family gatherings, and perfectly adaptable to life as a home office or hobby room in quieter moments.

Next door, gleaming charcoal tiles line the bathroom floor, while the Laura Ashley wallpaper inverts the grey-on-white motif of the hallway, subtly shifting the palette. A roll-top bath invites indulgently long soaks, complemented by a minimalist heated towel radiator, WC and twin-basin vanity unit.





## FAMILY TIME

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From the rear of the hallway, emerge into the exuberant embrace of the lounge, a spacious and sunny sitting room where a bay window looks out over the garden at the rear. A natural gathering space for family and friends, it's easy to see why No. 43 has been enjoyed as 'a real party house'.



## SAVOUR THE VIEW



Next door, also offering easy access out to the garden, the kitchen is tiled in grey underfoot, with a large solid marble central island providing sociable breakfast bar seating whatever the time of day. Contemporary yet classic in its design, Shaker style cabinetry offers ample storage, with white metro tiling to the walls. French doors open to the tranquillity of the garden and patio, perfect on pleasant summer days.

The kitchen also hosts an array of appliances including dishwasher, microwave and fridge, and provides plenty of storage, with additional space to be found in a larder beneath the stairs.

With its bay window to the front, the morning room offers a chic, stylish and sunny space in which to relax and unwind. An exposed brick chimney breast, with built-in book shelving to either side, adds a characterful touch.



## BEDTIME BECKONS

Stairs lead up to the first-floor landing where to the right, a guest bedroom provides far reaching views out over the garden and fields to the rear, served by its own handy shower room en suite, discreetly accessed via a door resembling wardrobe storage.

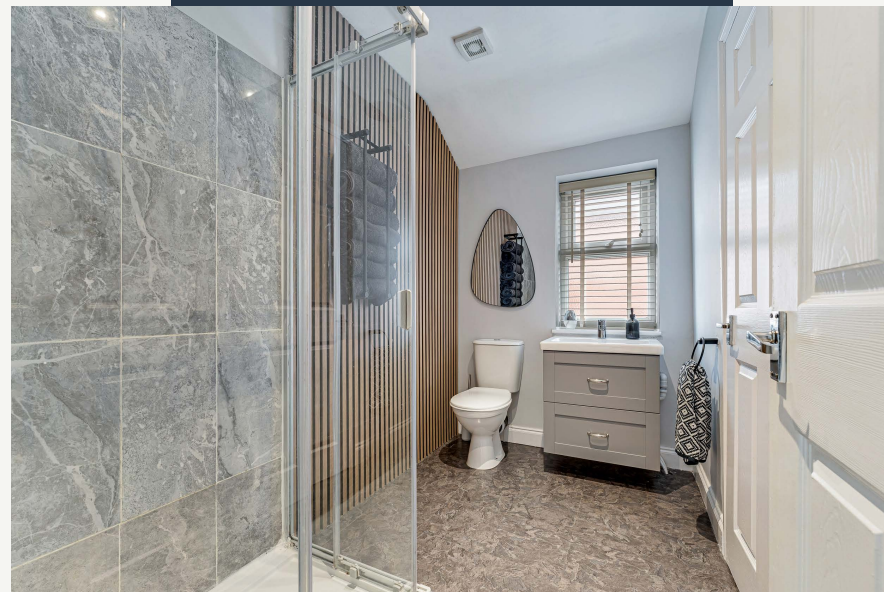
Across the landing, to the front, another double bedroom is dressed in soothing shades of grey and white, with ample space for wardrobes. A further double bedroom again draws in an abundance of light through a set of windows overlooking the tranquil garden and country views to the rear, with plenty of space for drawers and wardrobes.



## SUNNY SANCTUARY

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Along the inner landing, the master bedroom is a spacious, sunny sanctuary, fitted with wardrobes providing plentiful storage and with convenient access to the modern shower room nearby. Initially designed as a Jack 'n' Jill bathroom, this could be opened up again.





## SUNSHINE, SHELTER AND SHADE

Slip out through French doors from the kitchen to dine alfresco on the broad patio outside, beyond which the garden stretches back, with a gate opening to the fields beyond. Entertain and unwind with space for a pizza oven, divine on balmy summer evenings. Beyond, the lawn stretches back, bordered by mature, aromatic planting with a wisteria-clad arbour offering shelter and shade, its white blooms deepening to soft lilac as summer goes on, while a lilac tree towards the rear perfumes the air in spring.

With space for play, entertaining and relaxation, there is space for a hot tub behind the shed, where an outdoor socket remains in place for future flexibility. Soaked in sunshine throughout the day, find shelter or sun at different points, with the rays pooling first on the patio in the morning, before lingering in a sheltered corner to the left-hand side later in the day. With a dedicated barbecue area alongside the pizza oven, make the most of the late summer evenings with family and friends.

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## OUT AND ABOUT

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Set along a well-established road, where many neighbours have lived for thirty or forty years, there is a genuine sense of community among the friendly, familiar faces along Niddries Lane. Families are well served by a choice of highly regarded schools, including those in Davenham and Kingsmead, while Leftwich High School has earned a strong Ofsted report. Everyday essentials are close at hand, with a Morrisons Daily in the village, two local pubs and even a dog groomer.

Walks await in abundance on the doorstep: at the end of the lane, a track leads down towards the river, opening up miles of countryside strolls. Footpaths stretch across fields towards the back of Davenham or on to Bostock, creating long circular routes ideal for dog walking or weekend rambles. Around fifteen minutes on foot brings you to the Hayhurst Arms, the perfect place to pause and refresh after a walk.

Above all, No. 43, Niddries Lane is a home designed around family life, offering space for children to gather with friends and room to retreat when quiet is needed. Upstairs and downstairs bathrooms make day to day living easy, whilst the modern flow adds flexibility for adapting to the changes growing families encounter. Step inside and discover a home ready to grow with you.



## ASK THE OWNERS

Where do you go when you need...



### GROCERIES?

Morrison Daily in the village, SPAR shop and petrol station in Davenham, Tesco Express in Kingsmead and the larger supermarkets in Northwich.



### A WALK?

Walk to the end of the lane and down the track to the Riverbank. There is also a lovely walk around the outskirts of the village, alongside the fields to the top end of Davenham. There is also a pleasant walk to Bostock.



### A BITE TO EAT?

The Hayhurst Arms in Bostock have an extensive menu and serve a great roast dinner. Eastern Revive in Davenham is great for Indian cuisine. The Lion in Moulton have won awards for their real ale, and they also serve a good pizza. The Fish Shack visits Moulton every Thursday for the most delicious fish and chip supper, including specials such as plaice or sea bass fillets.



### A LOCAL PUB?

There are two pubs in the village namely The Lion and The Travellers Rest. The Lion serves food, has a well attended quiz night and some themed nights. The Bulls Head and the Oddfellows Arms are a short walk away in Davenham. The Hayhurst Arms is a lively pub in Bostock just a 15 minute walk away. It's a traditional country pub that serves delicious food.



### A DAY OUT WITH THE FAMILY?

Delamere Forest, Marbury Park or Tatton Park.

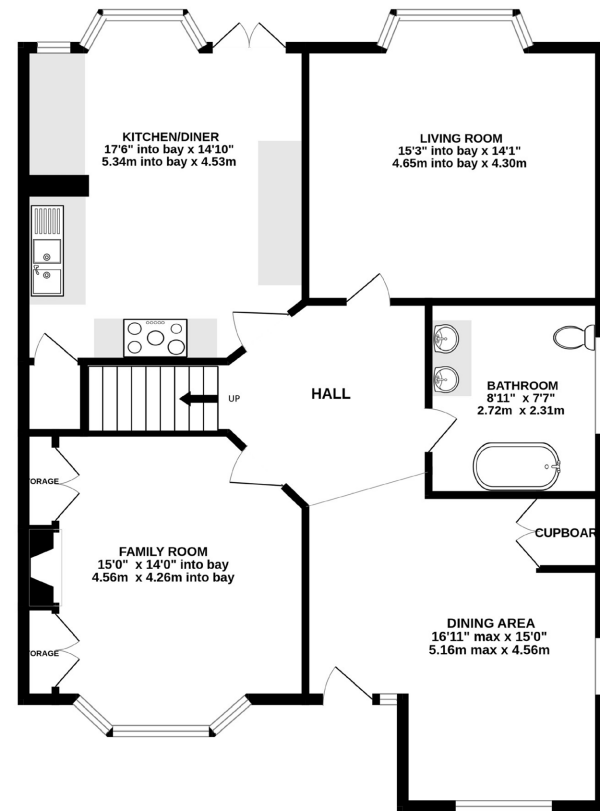


### SCHOOLS?

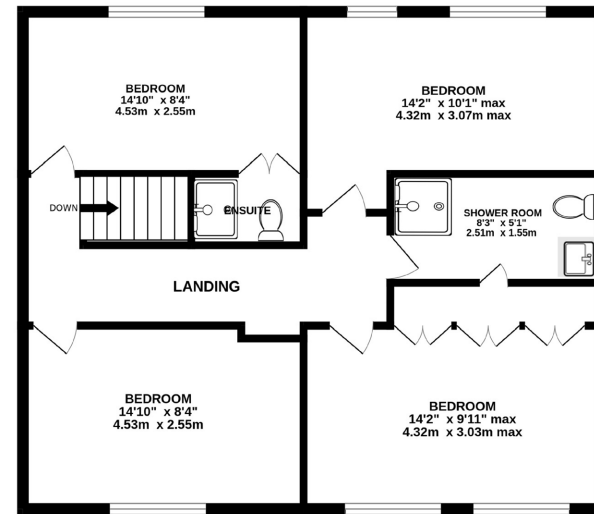
Moulton Primary School, Leftwich High School and Sir John Deane's Sixth Form College.



GROUND FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



FIRST FLOOR  
736 sq.ft. (68.3 sq.m.) approx.



**TOTAL FLOOR AREA: 1775 sq.ft. (164 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

## KEY FEATURES

- Extended 1940s red-brick home set in the peaceful village of Moulton
- Broken-plan layout balancing open flow with defined spaces
- Flexible layout designed to evolve with family life
- Shaker-style kitchen with marble island and French doors to patio, creating a seamless indoor-outdoor flow
- 4 bedrooms, 2 bathrooms (including a contemporary ground-floor bathroom with roll-top bath)
- Superb enclosed rear garden with entertaining areas
- Rural views towards open fields
- Within walking distance to riverside footpaths and countryside routes towards Davenham and Bostock
- Convenient for daily essentials and social life, with village shops, cafes, and pubs just a short stroll away



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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