

Moor Lane House

Wilmslow

Guide Price
£1,395,000

Andrew J Nowell
& Company



Moor Lane House, Moor Lane, Wilmslow, SK9 6DN

An impressive doubled fronted detached Victorian family residence situated on the outskirts of Wilmslow with easy access to the neighbouring countryside.

- Period Family Home
- Desirable Location
- Generous Gardens
- 4,483 sq.ft

A rare opportunity to acquire a characterful double fronted, detached Victorian residence situated in this idyllic semi-rural position on the outskirts of Wilmslow.

With a wealth of charm and original features Moor Lane House boasts nearly 4,500 square feet of versatile accommodation boasting 11ft ceilings, original picture rails, detailed coving and stunning fireplaces.

On the ground floor is a large entrance hall which provides access to the principal reception rooms, including the 25ft drawing room and dining room (both with central fireplaces and bay windows) and the recently re-fitted breakfast kitchen with large central island, Quartz worksurfaces. Integrated NEFF appliances and charming window banquette seating with central roof lantern. In addition, on the ground floor is the family room, study, rear hall (with access to the cellars), utility room and cloakroom WC. The cellars offer great opportunity to convert to additional accommodation.

To the first floor is a spacious central landing which provides access to six well-proportioned double bedrooms and a landing area/playroom. Two of the bedrooms have en-suite shower rooms and the family bathroom has recently been re-fitted with stunning tiling and high-quality traditional fittings.







Externally the property is approached via a sweeping gravel driveway which provides ample off-road parking and leads to the double garage.

The immaculately maintained gardens and grounds extend to just over half an acre and enjoy a sunny westerly aspect. The gardens consist of a walled rear courtyard, large stone flagged patio, manicured lawns with central pond, kitchen garden/orchard all with stunning mature borders and trees including a beautiful Willow.

Situated along this popular road on the outskirts of Wilmslow Moor Lane House enjoys the convenience of access to the town centre with the benefit of brilliant walks into the neighbouring countryside with popular local pubs a few minutes away.

Important Information

What 3 Words – [///rave.whistling.sofa](https://rave.whistling.sofa)

Council Tax – G

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very Low Risk of Flooding

Broadband**: Ultrafast Broadband Available

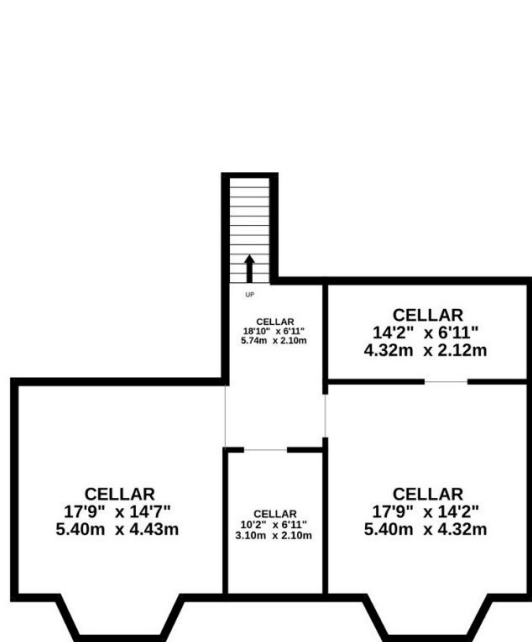
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

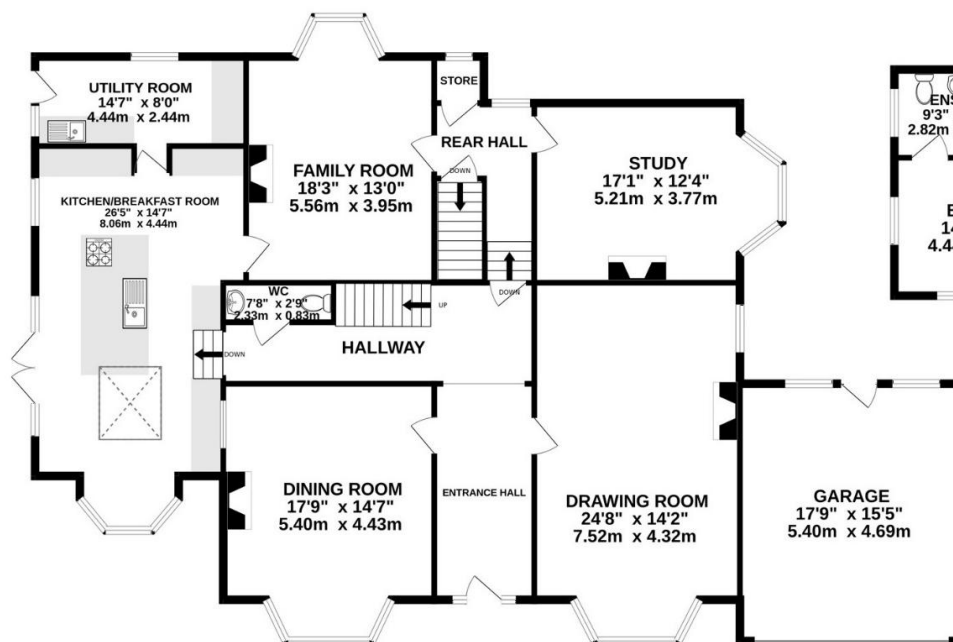
**Information provided by Ofcom checker.

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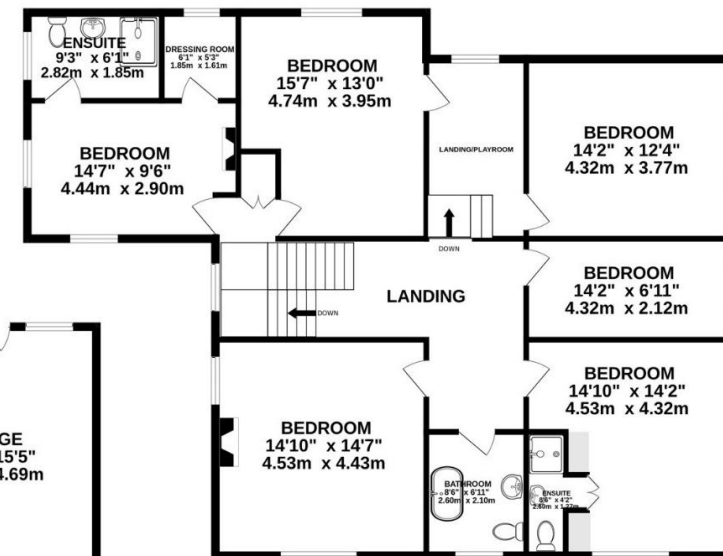




BASEMENT



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 4483sq.ft. (416.5 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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