

Yew Tree House, 221 Moor Lane

Wilmslow, Cheshire, SK9 6DN



mosley jarman





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£995,000

This contemporary-styled four-bedroom semi-detached home is positioned in an idyllic and peaceful setting, bordering open countryside. Immaculately presented throughout, the property offers versatile and spacious accommodation ideally suited to modern family living. Whilst retaining the proportion, features and charm of the original 19th century building, this home has been extensively renovated, extended and remodelled to create a bright, airy, spacious home.

Yew Tree House is entered via an entrance hallway that opens into a beautifully designed open-plan living kitchen — the heart of the home — offering an ideal environment for entertaining or day-to-day family life, with clearly defined areas for lounging, cooking, and dining. The kitchen is fitted with integral Neff appliances, Franke sink and modern granite worktops. Additional ground floor accommodation includes a lounge/sitting room (with sliding doors connecting to the open-plan living kitchen), a flexible, sound-proofed home office or playroom, a utility room, and a downstairs WC. The ground floor is warmed by underfloor heating throughout.

Upstairs, the bright and spacious first-floor landing leads to a luxurious principal bedroom suite complete with stylish en-suite bathroom (with freestanding bath, separate shower enclosure, arched window & marble tiles) and dressing area with fitted wardrobes. Three further double bedrooms (one with en-suite shower room) and a well-appointed family bathroom complete the accommodation. All the bathrooms are based on collections by the Italian company Tissino, adding a touch of refined European design to the home's high-quality finishes.



- Contemporary four-bedroom semi-detached home in a peaceful, countryside-adjacent location
- Spacious open-plan living/dining/kitchen space
- Three further double bedrooms
- Landscaped, private rear garden
- Excellent location close to Wilmslow's amenities, schools, and transport links
- Luxurious principle suite with dressing area and en-suite bathroom
- Detached garage and plenty of parking





The Location

Tucked away in a tranquil location on the edge of Wilmslow, this property offers the best of both worlds — serene countryside living with all the conveniences of a thriving town nearby. Wilmslow is highly regarded for its excellent schools, upmarket shops, and vibrant café culture. Excellent transport links make this an ideal base for commuters, with Wilmslow railway station providing direct routes to Manchester, Birmingham, and London. The proximity to open green belt land also offers endless opportunities for walking, cycling, and enjoying the outdoors.

The Grounds & Gardens

The beautifully landscaped rear garden is private and peaceful, designed for both relaxation and entertaining. Featuring well-tended lawns, established planting, and a generous patio area, the space is ideal for al fresco dining.

A large driveway provides ample off-road parking and leads to a stunning oak-framed double garage/car barn, providing plenty of storage and enhancing the home's character and charm.

Important Information

Council Tax Band: G

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water. There is a pump on the site for waste water & integral solar panels. Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband**:

Mobile Coverage**:

Parking: Off road parking to the side and rear of the property.

Rights of Way & Restrictive Covenants: N.A

Accessibility:

Tenure: Freehold

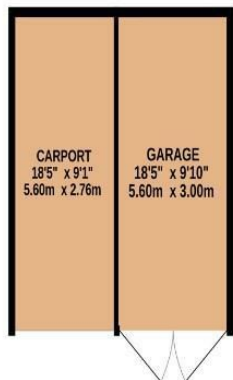
What 3 Words: ///elated.play.something

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

GARAGE
348 sq ft. (32.3 sq.m.) approx.



GROUND FLOOR
1104 sq ft. (102.3 sq.m.) approx.



1ST FLOOR
1110 sq ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 2561 sq.ft. (238.0 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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