

# Moorside

Plumley Moor Road, Plumley





A beautifully refurbished detached country house with indoor swimming pool, sat at the end of a long driveway and standing within lovely landscaped gardens and adjacent paddocks, in all just under 3 acres

Moorside is a delightful country house situated in a wonderful rural position at the end of a long driveway, close to the centre of Plumley Village and the train station, and accessed adjacent to the excellent Golden Pheasant pub. The original house dates back to 1925 although it has in recent times been substantially extended and beautifully refurbished, today providing spacious and well balanced accommodation laid over two main floors, decorated in a modern traditional style complimenting some of the wonderful features of the original period.

Internally a delightful reception hall with high ceilings and decorative plaster work provides access to a study and cloakroom with a wider inner hall leading directly into a wonderful principle reception room with bay window and patio doors looking onto the manicured rear lawned garden. The kitchen is fitted with high quality cabinets incorporating an Aga cooker and a number of high quality appliances. An archway opens to a breakfast room with space for a generous dining table and this leads to a Conservatory/Garden room, which provides direct access to a large, covered patio.

An inner hallway off the kitchen leads to a utility room and storeroom housing the CCTV system, and also to a generous family room with exposed wood flooring and a stone fireplace housing a cast iron wood burning stove. There are patio doors leading out to the rear terrace and formal gardens.







Further down the corridor is the leisure complex with a bar, changing room with wet-room style shower, and a matching cloakroom, and an indoor heated swimming pool with adjoining sauna.

The first floor split-landing leads firstly to a bedroom with a cast iron spiral staircase to a top floor study, and across the landing there are three double bedrooms including a superbly appointed and spacious master fitted with an extensive range of fitted bedroom furniture, and a very stylish en-suite shower room. The two smaller double bedrooms are both served by a similar high quality family bathroom.

Externally the property sits amongst almost parkland gardens of around an acre, comprising beautifully maintained flat lawns and a number of mature trees enjoying a wonderful aspect over adjoining farmland. To the rear of the garden are two interlinking paddocks, with the total plot extending to just under 3 acres.

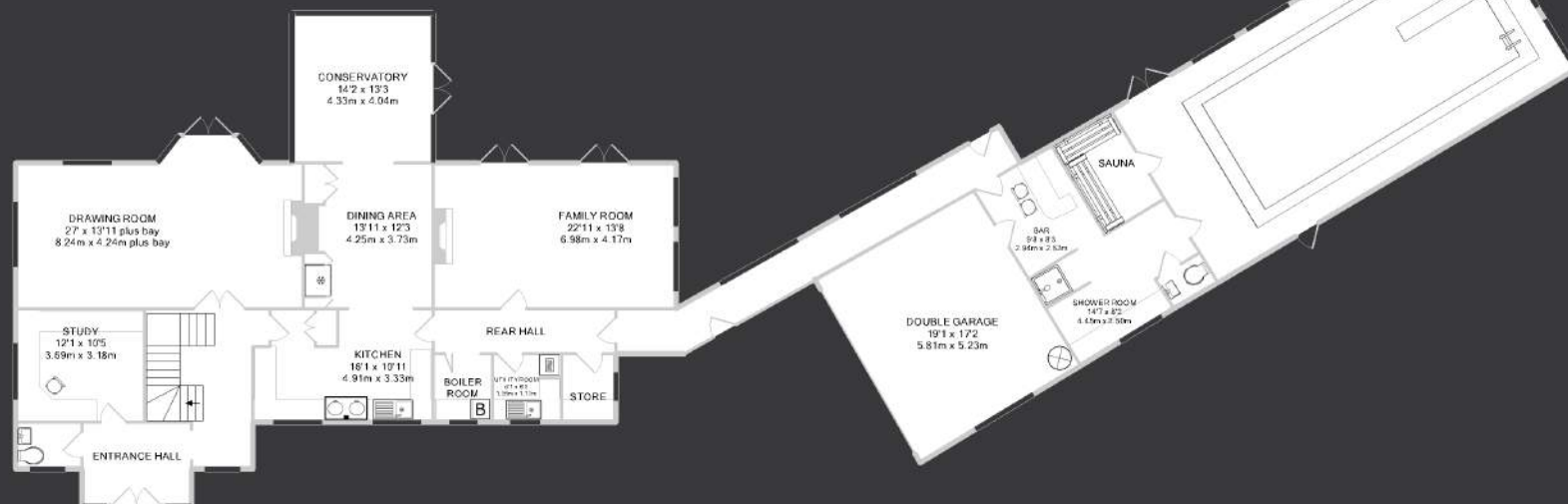


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Plumley Moor Road, Plumley  
Knutsford. Cheshire WA16 9RX

Guide Price: £1,050,000  
Tenure: Freehold  
Local Auth: Cheshire East Council

**Directions:** From Knutsford follow the A50 out of town towards Holmes Chapel turning after about a mile and a half to the right signed for Lower Peover. Follow this road for a further mile and a half turning right before reaching Lower Peover village signposted for Northwich onto Plumley Moor Road. Proceed along Plumley Moor Road over the motorway bridge, past Lower Peover Golf Club on the left hand side. The driveway for Moorside can be found adjacent to the Golden Pheasant car park.



TOTAL APPROX. FLOOR AREA 4465 SQ. FT. (414.9 SQ. M.)  
When every effort has been made to ensure the accuracy of the floor plan, variations in measurements of doors, windows, rooms and any other items are accepted and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Drawn with AutoCAD 2015

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy bills		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	(92-100) <b>A</b>	(92-100) <b>A</b>	(92-100) <b>A</b>
(81-91) <b>B</b>	(81-91) <b>B</b>	(81-91) <b>B</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	(69-80) <b>C</b>	(69-80) <b>C</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	(55-68) <b>D</b>	(55-68) <b>D</b>	(55-68) <b>D</b>
(46-54) <b>E</b>	(46-54) <b>E</b>	(46-54) <b>E</b>	(46-54) <b>E</b>
(35-45) <b>F</b>	(35-45) <b>F</b>	(35-45) <b>F</b>	(35-45) <b>F</b>
(21-34) <b>G</b>	(21-34) <b>G</b>	(21-34) <b>G</b>	(21-34) <b>G</b>
(1-20) <b>H</b>	(1-20) <b>H</b>	(1-20) <b>H</b>	(1-20) <b>H</b>
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the better impact it has on the environment.	