

## Moor Cottage, Plumley Moor Road, Plumley, WA16 9RT



A MOST ATTRACTIVE AND WELL PRESENTED 4 BEDROOM 2 BATHROOM DETACHED COTTAGE STANDING WITHIN LARGE GARDENS EXTENDING TO JUST UNDER 1.5 ACRES PROVIDING TREMENDOUS FURTHER POTENTIAL AND SITUATED IN A SOUGHT AFTER AND CONVENIENT LOCATION.

Moor Cottage is situated in a convenient and sought after location, having ease of access to a wide range of local facilities, yet enjoys a lovely rural feel and stands within a large plot of approximately 1.5 acres.

Believed to have been originally constructed around the 1750s of rendered brick under a tiled roof, the property has subsequently been extended and remodelled and also provides tremendous potential to be further extended if required (subject to planning permission). The accommodation is well appointed and particularly versatile, with rooms of pleasing proportions and there is ample off-road parking, together with a Double Garage.

Notably, there is tremendous scope to create an annexe if required, with the property having an excellent Attic Room situated above the Garage. there is also a courtyard area with a further detached Outbuilding and timber Workshop.

The accommodation is warmed by gas fired central heating, complemented by all main windows being double glazed, and is briefly arranged as follows:- a light and airy Reception Hall/Sitting Room, Dining Room and Lounge, whilst the inner hall provides access to a refitted Cloakroom, Laundry and Dining Kitchen, which is fitted with a comprehensive range of quality inframe base and wall units, together with a gas fired Aga. The Dining Kitchen gives access to the Conservatory, which provides a link to the Garage and first floor Annexe area. Bedroom 4/Guest Suite is situated on the ground floor and has the benefit of an en suite shower room, whilst to the first floor there are three Bedrooms and a further Bathroom.

Plumley is a delightful rural hamlet which is particularly conveniently placed for easy access to the M6 and M56 motorways. There are excellent shopping, educational and sporting facilities available in both Knutsford (4 miles) and Northwich (4 miles). Plumley railway station lies on the main Manchester to Chester line. The local Shop and Post Office is well-stocked and provides a very useful service. For the international traveller, Manchester Airport at Ringway is within easy travelling distance.

**DIRECTIONS:** From the roundabout in the centre of Knutsford proceed along King Edward Road to the traffic lights by the railway station and continue straight ahead out of the town. Having passed Toft Hall on the right hand side, take the next turning on the right onto the B5081 (Middlewich Road). Having passed Smithy Green, take the next turning on the right hand side onto Plumley Moor Road. Having passed the Golf Club on the left and the crossroads with Pinfold Lane, Moor Cottage will then be found after a short distance on the right hand side.

## GROUND FLOOR

Canopy porch with quarry tiled floor and front door opening to:



**RECEPTION HALL/SITTING ROOM** 16'8" x 12'3" (5.08m x 3.73m). A most attractive entrance to the cottage and a versatile room with staircase rising to the first floor, oak flooring, cast iron multi fuel wood burning stove, double radiator and windows to two elevations. Opens to:





**DINING ROOM** 16'7" x 9'9" (5.05m x 2.97m). Double radiator, telephone point and window to the front elevation. Double doors from the dining room open to:



**LOUNGE** 16'4" x 13'3" (4.98m x 4.04m). Open fireplace with cast iron inset and decorative tiled surround, television aerial connection, double radiator, window to the front elevation and double French windows opening to the garden.

**INNER HALL** with limestone floor.

**CLOAKROOM** with re-fitted suite comprising wash basin and WC with concealed cistern (white suite). Limestone tiled walls and floor, underfloor heating, fitted wall mirrors and medicine cupboard and window with obscured glass to the rear elevation.

**LAUNDRY** 7'1" x 4'3" (2.16m x 1.30m) including cupboard recess. Range of fitted cupboards and recess with plumbing for automatic washing machine and separate condensing tumble dryer. Limestone floor.



**DINING KITCHEN** 18'9" x 11'6" (5.72m x 3.51m). Fitted with a comprehensive range of hand painted bespoke Inframe base and wall units with ample granite working surfaces including drainer and 1½ bowl stainless steel sink unit with mixer tap incorporating waste disposal unit. Gas fired Aga with triple ovens, warming oven, twin hotplates and two separate gas hobs. Integrated refrigerator, freezer, microwave oven and double door dishwasher. Granite upstands, limestone floor, concealed radiator, central lantern and windows to two elevations. Double doors with small paned bevelled glass open to:

**CONSERVATORY** 14'1" x 13'1" (4.29m x 3.99m) overall. With uPVC double glazed windows, two double radiators, four wall light points, limestone and wood floor, door opening to the front elevation and double French windows opening to the garden.

**BEDROOM 4/GUEST SUITE** 16'4" x 11'9" (4.98m x 3.58m) overall. Three wall light points, double radiator, window to the side elevation and sliding patio door opening to the garden.

**EN SUITE SHOWER ROOM** with fitted suite comprising shower cubicle with mixer shower, pedestal wash basin and low level WC (white suite). Fully tiled walls, ladder style heated towel rail, shaver socket and wall mounted extractor fan.

## FIRST FLOOR

**LANDING** with two wall light points.

**MASTER BEDROOM** 13'4" x 10'6" (4.06m x 3.20m) overall. Range of fitted wardrobes, cupboards and drawers, access to the roof void, double radiator and windows to two elevations.

**BEDROOM 2** 13'4" x 12'1" (4.06m x 3.68m). Single radiator, access to the roof void and windows to two elevations.

**BEDROOM 3** 11'5" x 9'6" (3.48m x 2.90m). Single radiator and window to the front elevation.

**BATHROOM** with fitted suite comprising panelled bath, shower area with mixer shower, wall mounted wash basin and WC with concealed cistern (white suite). Fully tiled walls, ceramic tiled floor, electric heated towel rail, shaver socket, chrome ladder style heated towel rail, ceiling light also incorporating extractor fan and window to the rear elevation.

## ANNEXE

With primary access from the conservatory leading to:

**HALLWAY** with understairs cupboard and staircase rising to the:

**FIRST FLOOR LIVING SPACE** 17'1" x 11'6" (5.21m x 3.51m). Single radiator, access to the undereaves storage area and two skylights.

**EN SUITE SHOWER ROOM** with fitted suite comprising tiled shower cubicle with Triton electric shower, vanity wash basin and low level WC. Part tiled walls, linen storage area and wall mounted shaver light.

## OUTSIDE

The property stands behind mature hedgerow and a York stone flagged driveway with cobbled sett edgings provides ample parking and turning for several vehicles leading to:

**DOUBLE GARAGE** 17'1 x 16'5" (5.21m x 5.0m) plus recess. With electric up-and-over door, light, power, two windows to the side elevation and wall mounted Worcester gas fired central heating boiler. The garage also provides direct access to the first floor annexe and could potentially be incorporated into the accommodation to provide further living space if required.

Moor Cottage stands within extensive grounds which are mainly laid to lawn and extend to all sides of the cottage. There are well stocked borders together with established trees and there is a York stone flagged patio to the side of the house.

**DETACHED BRICK BUILT WORKSHOP** 20'5" x 11'5" (). Light, power and windows to the front elevation.

**LEAN-TO TIMBER GARDEN STORE** 12'4 x 9'9" (3.76m x 2.97m). With light.

**DETACHED TIMBER OUTBUILDING** 19'8" x 11'6" (5.99m x 3.51m).

To the rear of the outbuilding is a vegetable plot with raised beds and aluminium framed **GREENHOUSE**.

## SERVICES

All mains services are connected.

Gas fired central heating is installed complemented by the majority of windows being sealed unit double glazed.

We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

## ASSESSMENTS

Council Tax – Band G  
Cheshire East Council

## TENURE

We are informed is freehold and free from chief rent however this detail has not been confirmed from the title deeds.

**ENERGY EFFICIENCY RATING** – Band E

VACANT POSSESSION ON COMPLETION

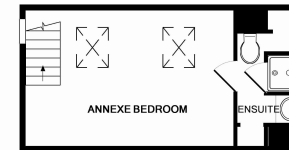
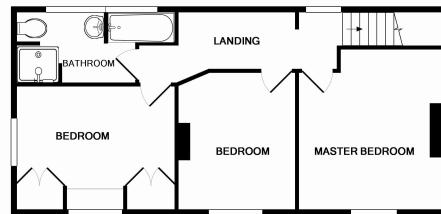
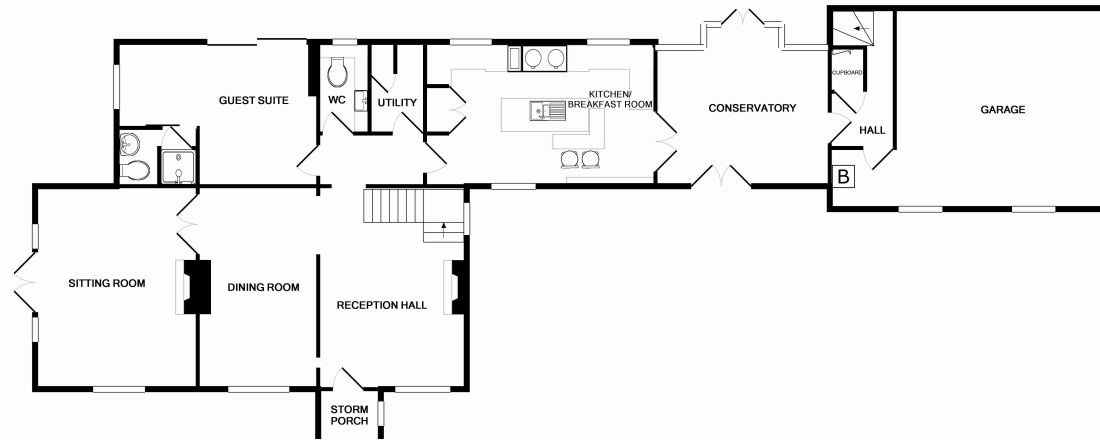
**PRICE: £795,000 SUBJECT TO CONTRACT**

TO VIEW: Strictly by appointment through the Agent









GROUND FLOOR  
APPROX. FLOOR  
AREA 1684 SQ.FT.  
(154.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 925 SQ.FT.  
(77.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2493 SQ.FT. (231.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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