

KINGSPool MORETON



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

KINGSPool, NEW ROAD, MORETON, CW12 4RU

An attractive period detached cottage originally forming part of the Great Moreton Hall Estate. Substantial detached out building with scope to be converted into additional accommodation. Approximately 3 acres of grounds bordering onto the canal.

- Reception dining Hall
- Lounge
- Study / Bedroom
- Dining Kitchen
- Utility room
- Cloakroom / WC
- Bathroom
- 4 Bedrooms
- Shower room / WC
- Study (potential to be converted into a family bathroom).
- Extensive gardens surround the property including an attractive raised patio and adjacent paddock. Total land size approx. 3 acres
- A brick set driveway provides good parking facilities and leads to the substantial detached outbuilding which could provide additional accommodation subject to planning and consent.

Kingspool is set in the idyllic rural area of Moreton and originally formed part of the Great Moreton Hall Estate. Wonderful open views surround the property bordering onto the local canal and Parrots Bridge. There are wonderful local walks and the comprehensive centre of Congleton is within 5 minutes' drive. The Historic town offers an excellent range of shopping educational and recreational facilities with a wealth of restaurants. The motorway network system, local and intercity rail links and Manchester International Airport are within easy reach.





Kingspool is a charming period cottage which has been tastefully refurbished by the current owners although an incoming purchaser may wish to reconfigure some of the accommodation. Features of particular note on the ground floor include the dinning kitchen with quality units, deep granite work surfaces and integrated appliances. Dining hall, principle lounge with study off.

To the first floor, there are four bedrooms, shower room and study which could be converted to create a family bathroom. The property benefits from an oil fired central heating system and double glazing.

Externally the property is approached through brick walling and electrically operated wrought iron gates with a brick set driveway sweeping to the front and side providing excellent parking facilities. There is a substantial outbuilding which could be converted to provide additional accommodation or self-contained annex, subject to the necessary planning and consent.

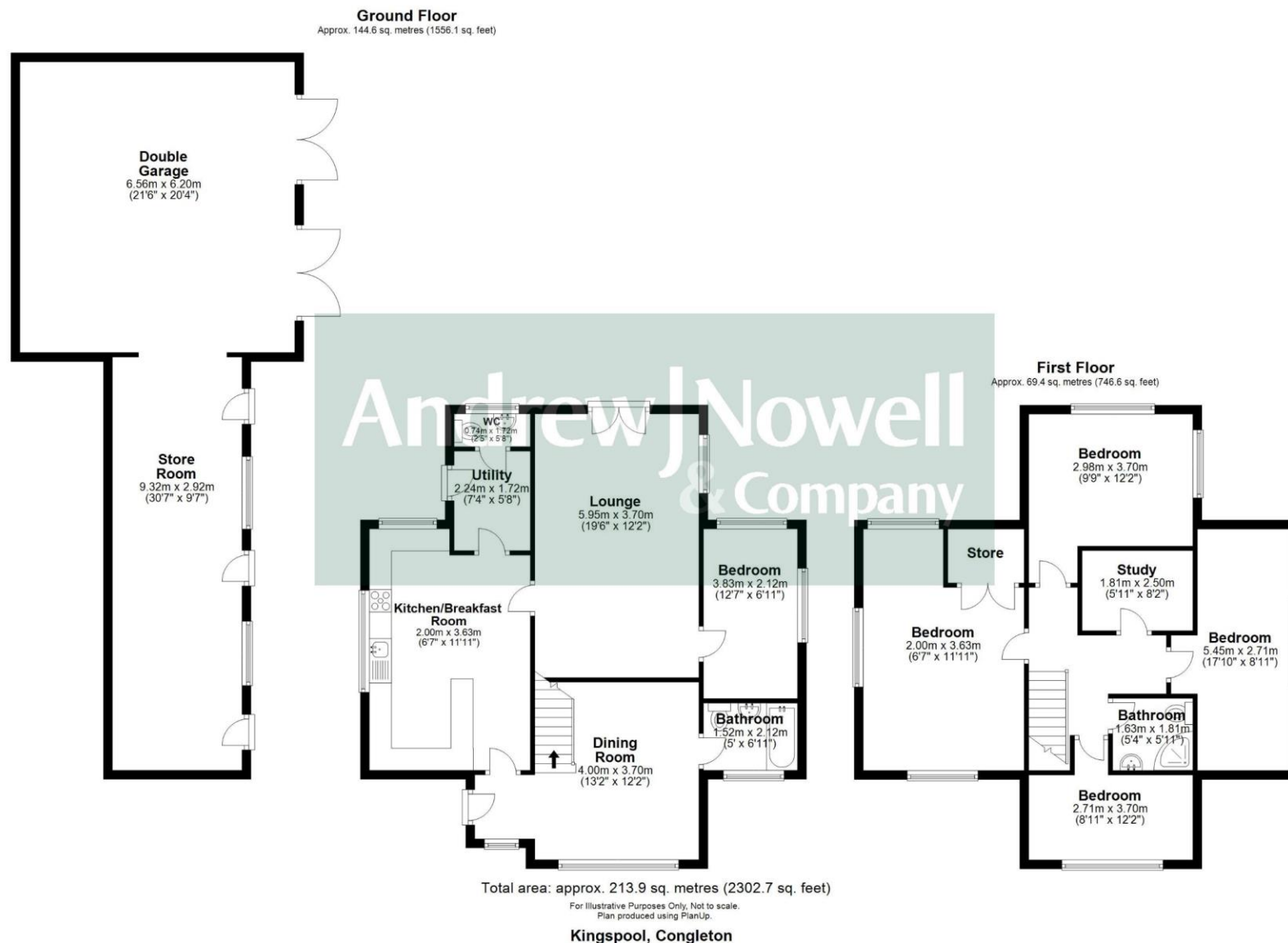
The formal grounds and paddock which surround the property and extend to approximately 3 acres and border onto the local canal.

DIRECTIONS – CW12 4RU

Once passing Great Moreton Hall on the right hand side continue up the road for approximately 500 yards and where the road bends sharply to the left just before Parrots Bridge, Kingspool will be found on the right hand side,

Alternatively proceed over Parrots Bridge and Kingspool will be found immediately on the left hand side.





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N006 Ravensworth 01670 713330

8 London Road, Alderley Edge, Cheshire SK9 7JS

T 01625 585905

Email: mail@andrewjnowell.co.uk

www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**