

Andrew J Nowell & Company

Wicken Hall, Moss Lane, Siddington

Guide Price £1,150,000









Wicken Hall, Moss Lane, Siddington, SK11 9DA

- No Onward Chain
- Idyllic Countryside Position
- Cheshire Brick Country Residence
- Detached Triple Garage, Stables & Annexe

An attractive and substantial detached country residence, constructed in traditional Cheshire brick beneath a stone flagged roof, enjoying a delightful rural setting with far-reaching views across the surrounding countryside. Set within established grounds extending to approximately 0.6 acres, Wicken Hall offers spacious and versatile accommodation, complemented by a charming walled rear garden, detached triple garage and separate self-contained annexe.

The accommodation extends to approximately 3,198 sq.ft. within the main residence, with a further 818 sq.ft. of annexe accommodation and 926 sq.ft. of garaging and outbuildings, providing a total of approximately 4,942 sq.ft.

The ground floor is approached through an entrance hall leading into a magnificent dining hall, extending to over 25ft in length, with exposed timber beams, natural stone flooring, a brick fireplace and French doors opening onto the gardens. The substantial drawing room extends to over 30ft, enjoying delightful garden views and featuring timber flooring and a stone fireplace housing a wood-burning stove. A separate sitting room/snug provides a more intimate retreat, with extensive fitted bookshelves and cabinetry. The beautifully appointed kitchen/breakfast room features contemporary white cabinetry, stone work surfaces, a central island and range-style cooker, complemented by exposed beams and an attractive brick feature wall. A utility room, cloakroom/WC and conservatory complete the ground floor.



To the first floor are three generously proportioned bedrooms, including a superb principal suite extending to over 30ft, with an en-suite bathroom and adjoining dressing room. The two remaining bedrooms are spacious doubles, one extending to over 22ft, served by a well-appointed family bathroom. Attractive natural stone tiling and contemporary fittings complement the traditional character of the property.

Externally, Wicken Hall occupies approximately 0.6 acres of established grounds, with sweeping lawns, mature trees, attractive planting and a charming walled rear garden offering privacy and shelter. A substantial detached triple garage, two adjoining stables and a further outbuilding provide excellent parking, storage and ancillary accommodation. A particular feature is the separate self-contained annexe, extending to approximately 818 sq.ft., comprising a spacious living room opening onto a balcony, kitchen/dining room, bedroom, study/second bedroom and bathroom. Ideally suited to extended family, guests or home working, the annexe adds considerable versatility to this distinctive country residence. Surrounded by the beautiful Cheshire countryside, Wicken Hall offers an appealing combination of character, space and rural tranquillity.

Important Information

- What 3 Words – ///fell.quilt.centuries
- Council Tax – Cheshire East Band H
- EPC Rating – D (62/70)
- Tenure – Freehold
- Heating: Oil Fired Central Heating
- Services: Mains Electric & Water, Drainage via septic tank(non-compliant)
- Parking: Driveway & Triple Garage
- Flood Risk*: Very low risk of flooding.
- Broadband**: Ultrafast broadband available at the property.
- Mobile Coverage**: Mobile coverage with main providers(EE, O2,Three & Vodafone).

*Information provided by GOV.UK

**Information provided by Ofcom checker.





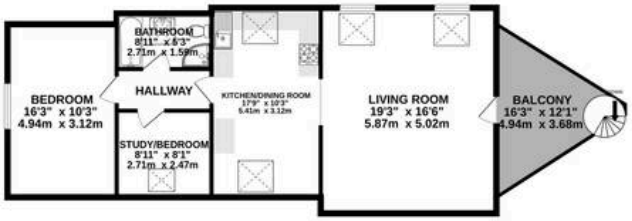




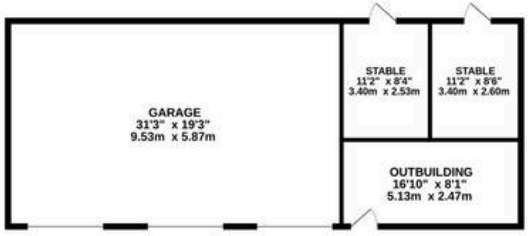




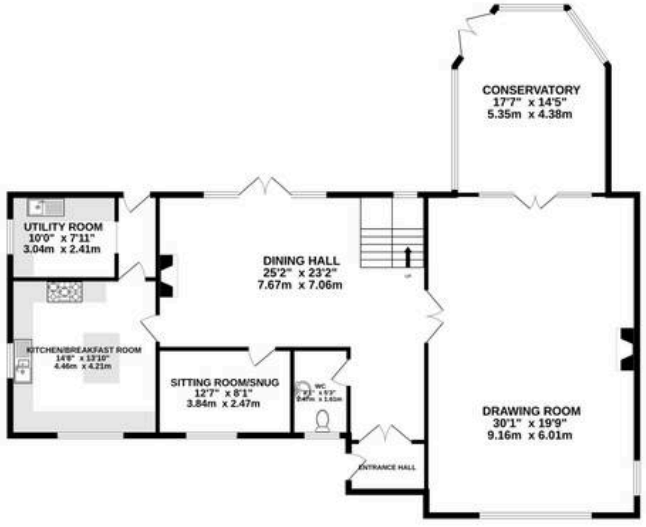
1ST FLOOR
1469 sq.ft. (136.5 sq.m.) approx.



ANNEXE
818 sq.ft. (76.0 sq.m.) approx.



GARAGE
926 sq.ft. (86.0 sq.m.) approx.



GROUND FLOOR
1729 sq.ft. (160.6 sq.m.) approx.

TOTAL FLOOR AREA : 4942 sq.ft. (459.2 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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