



Offering huge potential to renovate or extend

Moss Hall Nursery, Golborne Lane, High Legh, Cheshire, WA16 ORD

Freehold



Sitting Room • Dining Room • Kitchen
Three Bedrooms • Shower Room • Two Outbuildings

SITUATION

Situated in the popular village location of High Legh, and within walking distance of the renowned High Legh Primary School and High Legh Preschool Nursery.

Several well established golf and leisure facilities are within easy reach, including High Legh Golf Course and Academy, the popular Mere Golf Resort and Spa and both Lymm and Knutsford Golf Clubs.

Alongside Knutsford, the pretty village of Lymm is only 3.5 miles away. It provides wonderful walks around Lymm Dam and also offers local shopping facilities.

Motorway networks are within easy reach having the M6 (junction 20) being in close proximity, along with access to the M56 and Manchester airport, which is only a short drive away.

DESCRIPTION

Upon approaching this property, one immediately notices the amount of potential this home offers. This property would be a great project for extending or redevelopment, subject to planning.

The property is on a large plot, set back from the road, behind a large front garden. The wide driveway provides ample parking for numerous vehicles.

The hallway leads one into the sitting room, currently warmed by a gas fire with brick surround, a large double glazed window to the front elevation allows maximum light. Through from the living room is a dining room. To the rear of the property is currently the kitchen area, with two windows allowing a delightful view onto the rear outside space. Completing the downstairs accommodation is a wc and a sun room providing access to the rear yard area.

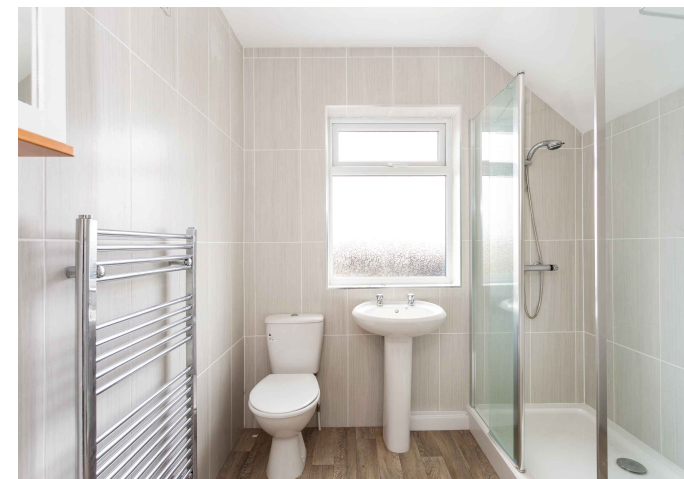
To the first floor, there are three bedrooms, two to the front elevation. The rear bedroom has delightful open views. Servicing the three bedrooms is a shower room. Externally the space is of particular note. A large work shop and barn outbuilding sit to the right hand side of the property, next to the open land beyond.

ENERGY PERFORMANCE CERTIFICATE

Available upon request

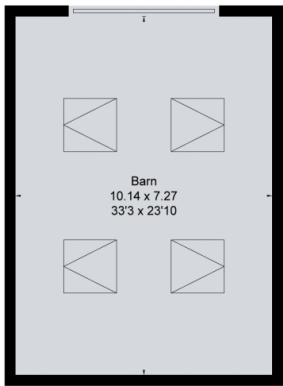
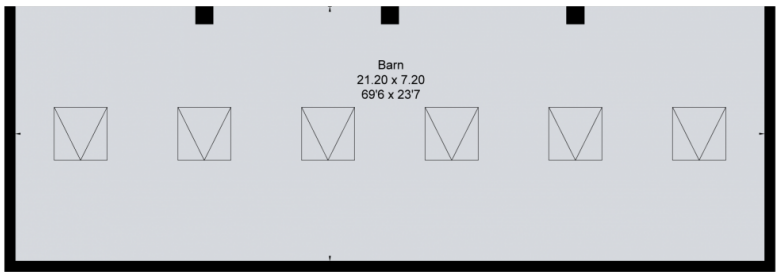
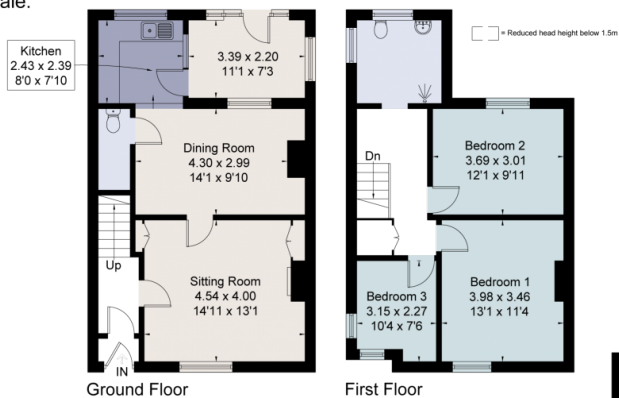
VIEWING

Strictly by appointment with Savills



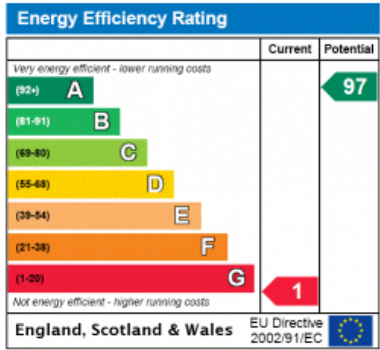


Approximate Area = 104.1 sq m / 1120 sq ft
Barns = 226.3 sq m / 2435 sq ft
Total = 330.4 sq m / 3555 sq ft
For identification only. Not to scale.
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Barns
(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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