



UNIQUE GRADE II* LISTED HALL & TWO COTTAGES ADJOINING THE BRIDGEWATER CANAL

MOORE HALL, Hobb Lane, Moore,
Warrington, Cheshire WA4 5QS

Freehold

savills

HALL WITH TWO LETTING COTTAGES IN NEARLY 2 ACRES OF WALLED GARDENS

MOORE HALL, HOBBS LANE, MOORE,
WARRINGTON, CHESHIRE WA4 5QS

Freehold

10 bedrooms – 5 bathrooms & washroom ♦ 3 receptions & snug ♦ cellars with wine cellar ♦ breakfast kitchen with Aga ♦ 2 bedroom cottage ♦ 3 bedroom orangery cottage

Situation

Stockton Heath: 3 miles, Warrington: 4 miles, Runcorn Station: 6.5 miles, Liverpool: 20 miles, Liverpool Airport: 13 miles, Manchester Airport: 20 miles, Manchester: 23.5 miles

Moore Hall stands within mature and private grounds extending to nearly 2 acres bordering the picturesque Bridgewater Canal on this quiet lane leading into the village of Moore. With its village store and post office, The Red Lion pub and the canal meandering through, this is a quintessential north cheshire village. The vibrant village of Stockton Heath with its specialist shops, supermarkets, bistros, bars and restaurants is only about 3 miles away and communications, via the M56, place the North West's principal commercial centres and airports within easy reach. Leisure facilities are excellent throughout the area and golf courses abound. The direct rail service from Runcorn places London Euston less than 2 hours away. For those with narrow boats, our clients have generous private moorings on the Bridgewater Canal, although these are subject to the usual mooring charges. There is a stretch of garden adjoining the canal and walled gardens to the rear of the hall and cottages with a carriage driveway around a lawn to the front. There are good private schools within easy reach including The Grange at Hartford and Cransley School in Great Budworth and local schools at primary and senior levels. Country houses of this stature rarely retain the grounds they deserve; this lovely home is an exception.

Description

This magnificent Grade II* listed hall is believed to date from the middle of the 17th Century, although principally 18th Century in style with the beautifully proportioned and elegant accommodation typical of the period. The house stands within extensive grounds with walled gardens to the rear. Extending in all to about 8600 sq ft the house is surprisingly manageable, not least



because our clients have created two separate letting cottages to the rear which would equally lend themselves to use by an extended family. The main house is arranged over 4 floors plus cellars and has wonderful woodwork throughout. Exquisitely carved pediments and architraves, elaborate oak parquet flooring and an outstanding staircase mark this as a very special home. There are shuttered windows, dual aspects to all the principal rooms, panelled ceilings, walls and wonderful fireplaces. The comfortable kitchen area has a double Aga and bathrooms throughout have been sympathetically and tastefully upgraded. Further garaging and storage is provided off the carriage driveway and provides access for the two cottages. A 'boat house' lies within the walled garden but leads through to the private mooring area on the Bridgewater Canal, ideal for storage of boating equipment out of season. The gardens generally are laid for relatively easy maintenance and there are many mature specimen trees and shrubs, all creating a private, secluded, but not isolated setting.

Accommodation

The enclosed porch has beautiful stone arches and columns and the wide front door with leaded glass panels and a fan light opens through to the hall. Wainscot height panelling, an elaborate oak parquet floor and stunning pediment door openings with period doors lead off to the two principal reception rooms. To the right lies the wonderful, light drawing room with a triple aspect, an Adam fireplace flanked by tall alcoves and twin shuttered windows to the front elevation. The formal dining room lies off to the left with a service door from the kitchen and a dual aspect. The most striking feature of this elegant room is the panelled ceiling and there is a period fireplace. An inner hall area is approached through a beautifully carved arch with carved spandrel and the stunning carved staircase with its swept rail, carved balusters and panelled dado. The sitting room lies off to the right, has a dual aspect and views down the walled gardens. An impressive fireplace is flanked by built in cupboards with glazed upper sections. To the left of the inner hall is the kitchen, with three distinct areas, fitted cupboards, a Belfast sink, dishwasher and microwave, granite surfaces and quarry tiled floors. This opens to the breakfast room with its double gas AGA and in turn, opens to the snug, a cosy room with a dual aspect and double doors to the rear hall area. A further hall area with an outside door lies beyond the breakfast room and has a cloakroom with a w.c. and a connecting door to the cottage. The cellar access stairs lie below the main staircase and these have 2 main rooms with stone wine bins.

On the first floor there is a stunning main landing with Ovolo moulded fielded panelling, carved panels and pediments. The half landing gives access to a utility room and a cloakroom with a w.c. There are 4 principal bedrooms on the first floor with en-suite facilities and the 4th bedroom, with wonderful panelled walls and a fireplace, is currently used as a study. The 5th bedroom, somewhat smaller, is used as a seasonal wardrobe but would be ideal as a nursery. On the second floor there are a further 4 bedrooms, one with an en-suite and a house bathroom. The main staircase continues up to the 3rd floor where there are 2 further rooms with gable windows and lovely exposed beams. A great teenager retreat or scope for further bedrooms/nanny rooms if required.



Cottage 1

This is a pretty 2 bedroom cottage to the immediate rear of the main house and attached at ground and first floor levels, so easily re-integrated or perfect for extended family/guest use. The ground floor has a porch opening to a living room and a door off to a kitchen with a Belfast sink, wooden surfaces and fitted appliances. A staircase leads up to a landing off which there are 2 double bedrooms, one of which has an en-suite bathroom.

Cottage 2

This self contained cottage was created from an orangery and provides, on a single level, a private entrance leading into a hall, an inner hall area, 3 double bedrooms with 3 bathrooms, 2 of which are en-suite, an 'L' shaped reception room with a dual aspect and a study and modern kitchen off.

Outbuildings

To the side of the property there is a double garage and workshop. A boathouse/store lies alongside the Bridgewater Canal.

Tenure:

Freehold

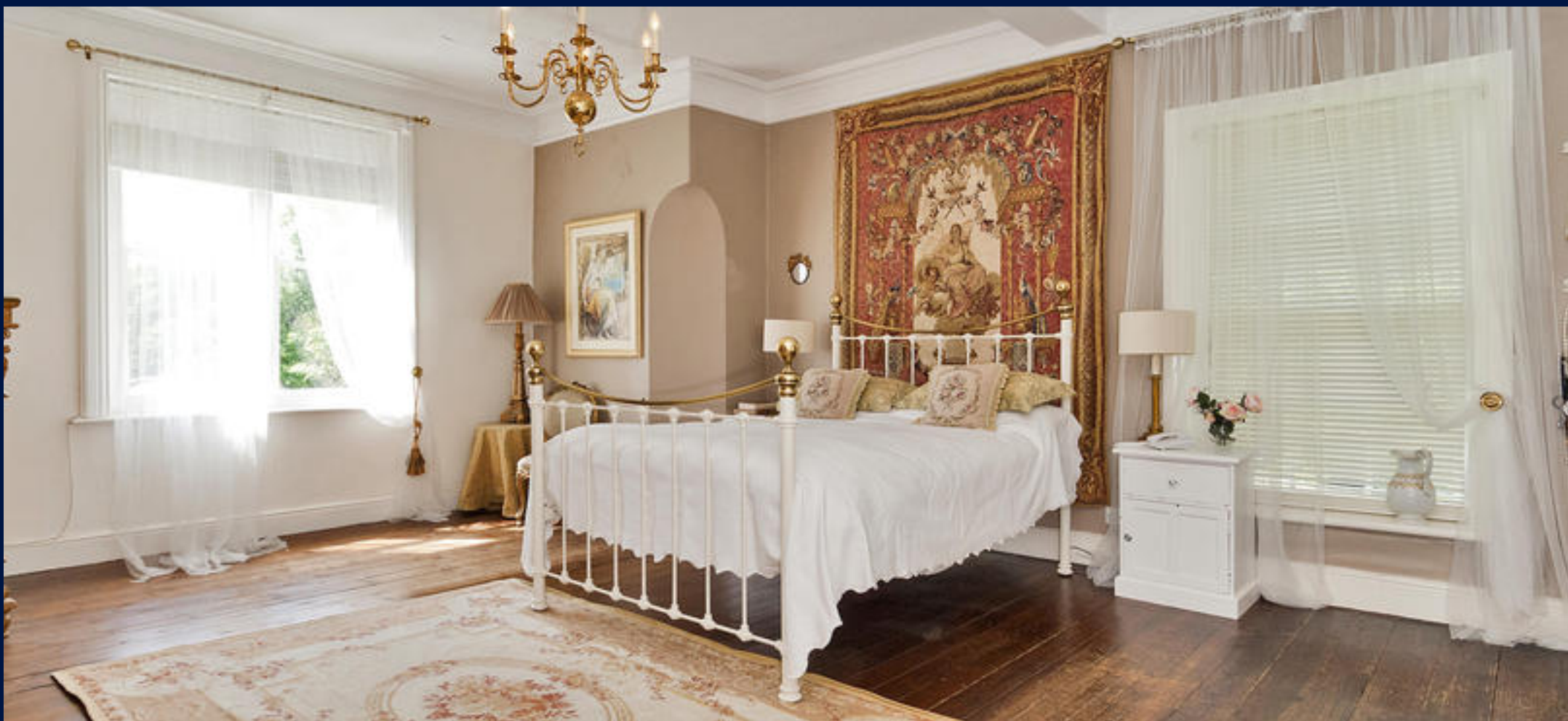
Local Authority:

Halton Borough Council

Viewing:

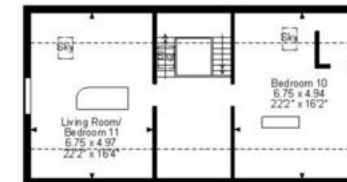
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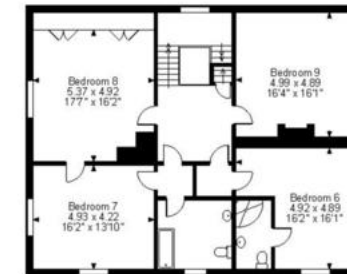




Moore Hall, Hobb Lane, Moore, WA4 5QS
Main House gross internal area = 6,089 sq ft / 565 sq m
Cottage 1 gross internal area = 1,057 sq ft / 98 sq m
Cottage 2 gross internal area = 1,474 sq ft / 137 sq m
Total gross internal area = 8,620 sq ft / 800 sq m
 Quoted Area Excludes 'External Boiler Room'



Third Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Savills Wilmslow
 wilmslow@savills.com
 01625 417450

savills.co.uk

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