

MODERN *rural*

A contemporary home, one of three



 **gleave
homes**
traditional aspects
with contemporary living

BELLOT HOUSE

GREAT MORETON PARK, NEW ROAD, MORETON



JACKSON-STOPS

INNOVATION, QUALITY AND DESIGN.

Gleave Homes is a family-run property developer based in Alderley Edge, building thoughtfully designed homes across Cheshire and South Manchester since 2004. With an emphasis on quality and craft, each project is approached with care - from architectural detail through to finish - creating homes that are both enduring and liveable.

Traditional elements are blended with contemporary layouts and natural materials, ensuring each space is tailored to modern life without losing character. The team remains hands-on and approachable, with a commitment to delivering a personal experience and a home that feels considered from every angle.

LIVING AT GREAT MORETON PARK.

Great Moreton Park sits on the edge of open countryside, offering a quiet, green setting with excellent connections. The development has been carefully planned to balance privacy, space and a sense of community - ideal for family life. Nearby, the market towns of Congleton and Sandbach offer independent shops, cafes and good schools, while direct trains from Crewe make commuting simple. Crewe itself is close by, with fast connections to London and beyond. The development is also just a few miles from the M6 and within easy reach of Manchester Airport, making both national and international travel straightforward. There are ample inviting pubs and local amenities nearby, adding to the appeal. For those seeking a semi-rural location with everyday essentials close at hand, Great Moreton Park offers the best of both worlds.



“OUR AIM IS SIMPLE:
TO BUILD HOMES WE’D BE
PROUD TO LIVE IN OURSELVES
- IN LOCATIONS FAMILIES
CAN GROW INTO.”

Chris and Emma Gleave

BELLOT HOUSE
GREAT MORETON PARK, NEW ROAD, MORETON

ONE OF THREE CONTEMPORARY HOMES
WITH A STRONG RURAL OUTLOOK,
DEFINED BY LIGHT, SPACE AND MATERIAL.



DISTANCES

CONGLETON
3 MILES

SANDBACH
6 MILES

HOLMES CHAPEL
7 ½ MILES

MACCLESFIELD
12 MILES

MANCHESTER
AIRPORT 21 MILES

(DISTANCES
APPROXIMATE)

GUIDE PRICE

£1,150,000

KEY SELLING POINTS

- Detached house of circa 3,100 sqft
- Family-built development – of 3 homes
- Each plot approximately half an acre
- Elevated specification
- Oak staircase double height hallway
- Light-filled double aspect living room
- Formal dining room with Crittall-style steel glazed doors
- Open plan kitchen/living/dining with sliding doors onto garden
- Large-format triple glazing
- Large utility and store and WC
- Principal suite with Juliet balcony and en-suite shower room
- Guest suite with shower room
- 3 further double bedrooms
- Bright family bathroom with freestanding bath and separate shower
- South-facing landscaped gardens and Indian stone terrace
- Private parking
- Detached double garage with boarded out loft space
- Leicht kitchen, NEFF appliances
- Duravit and Hansgrohe bathrooms
- Porcelanosa tiles
- Air source underfloor heating downstairs
- Oak shaker style doors
- CAT5 room cabling
- 10-year new home warranty
- EV charging point
- Fibre Gigabit broadband

DESCRIPTION

Set on the edge of open countryside, overlooking parkland and the Grade II*-listed Great Moreton Hall – designed by Edward Blore in the 1840s – Bellot House is one of three detached houses by Gleave Homes, forming a small, high-quality contemporary scheme defined by a careful use of natural materials. The houses take their names from the estate's history: Ackers House, Bellot House and Blore House. Each house extends to approximately 3,100 sq ft and has been designed with a clear emphasis on light, flow and longevity. Generous windows are a defining feature throughout; at the front, two well-proportioned reception rooms draw in natural light, while to the rear, full-width sliding doors open the principal living space directly onto the garden. The internal arrangement is open yet adaptable. Crittall-style glazed doors connect the front dining room to a south-facing kitchen, dining and living space at the rear, where full-width glazing frames uninterrupted views across surrounding fields.

Materiality is central to the scheme, with a clear emphasis on natural, durable finishes including Indian stone paving and stone lintels. This is paired with a high-performance specification: triple glazing, underfloor heating powered by an air source heat pump, and carefully selected finishes throughout. Kitchens are by Leicht with NEFF appliances, while bathrooms combine Duravit sanitaryware with Porcelanosa tiling. Practical elements are well resolved. A generous utility room has direct garden access alongside a gardener's WC and considered door placements support easy day-to-day movement. An oak staircase leads to five double bedrooms arranged across a single floor. The principal suite is oriented to the view, with a Juliet balcony and en suite, complemented by a further guest en suite and a family bathroom. This home includes private parking, a detached double garage, electric vehicle charging and gigabit fibre broadband.





















GARDENS & GROUNDS

Overlooking stunning Cheshire countryside with views of Great Moreton Hall, these houses are architecturally considered and expansive throughout. Set off the road with a private drive into the development, this home has ample parking, a detached garage and generous gardens of approximately half an acre. Rear elevations pair traditional red brick with full-height glazing in a clean, contemporary take on rural architecture – designed to maximise natural light, frame the views, and create a seamless connection between house and garden.









MAP

LOCATION

This peaceful, semi-rural setting in Moreton cum Alcumlow adjoins the historic grounds of Great Moreton Hall and enjoys uninterrupted views across open countryside. The balance here is key: close enough for convenience, yet far enough removed to feel properly separate. Though surrounded by farmland, the location is well connected – within easy reach of Congleton, Sandbach and Holmes Chapel, with motorway links nearby and fast rail services to Manchester and London. Locally, there's a strong sense of community and plenty to enjoy; award-winning Halton Farms is known for its popular milk shack, while nearby attractions include Little Moreton Hall (National Trust), Rode Hall and Gardens, and the scenic walking trails at Mow Cop. Independent shops, pubs and good schools in the surrounding villages make this an idyllic yet practical place to put down roots.

DIRECTIONS (CW12 4RX)
WHAT3WORDS: [equal.spring.bill](#)
Google 'Great Moreton Park Cheshire'

PROPERTY INFORMATION

Tenure: Freehold.

EPC: B

Services: Air source heat pump and underfloor central heating to ground floor (water). Mains water, electricity and communal sewage treatment plant.

Agents' Notes:

- There will be a service fee payable to the management company for upkeep of communal areas. Price TBC.

Local Authority: Cheshire East Council.

Telephone: 0300 123 5500.

Council Tax: To be assessed.

BELLOT HOUSE

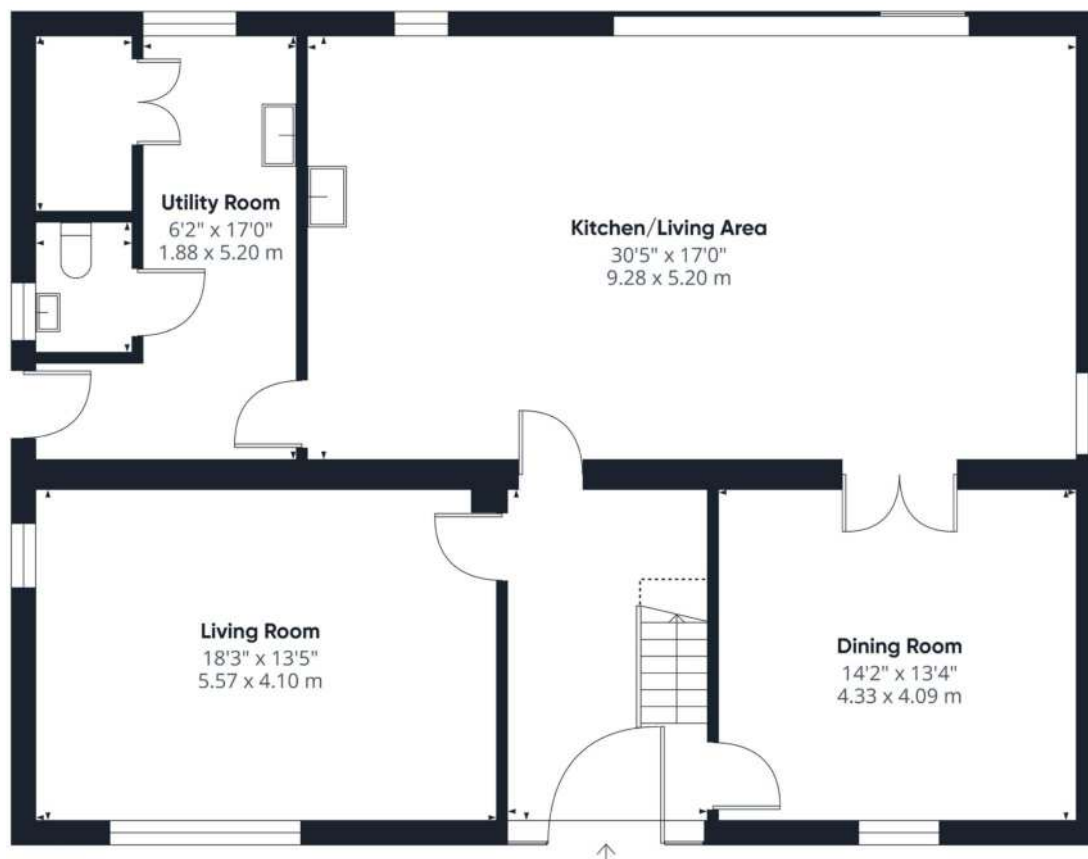
GREAT MORETON PARK, NEW ROAD, MORETON

APPROX. GROSS INTERNAL FLOOR AREA

HOUSE 2,664.14 SQ FT / 247.51 SQ M

GARAGE 433.26 SQ FT / 40.25 SQ M

TOTAL 3,097.40 SQ FT / 287.76 SQ M

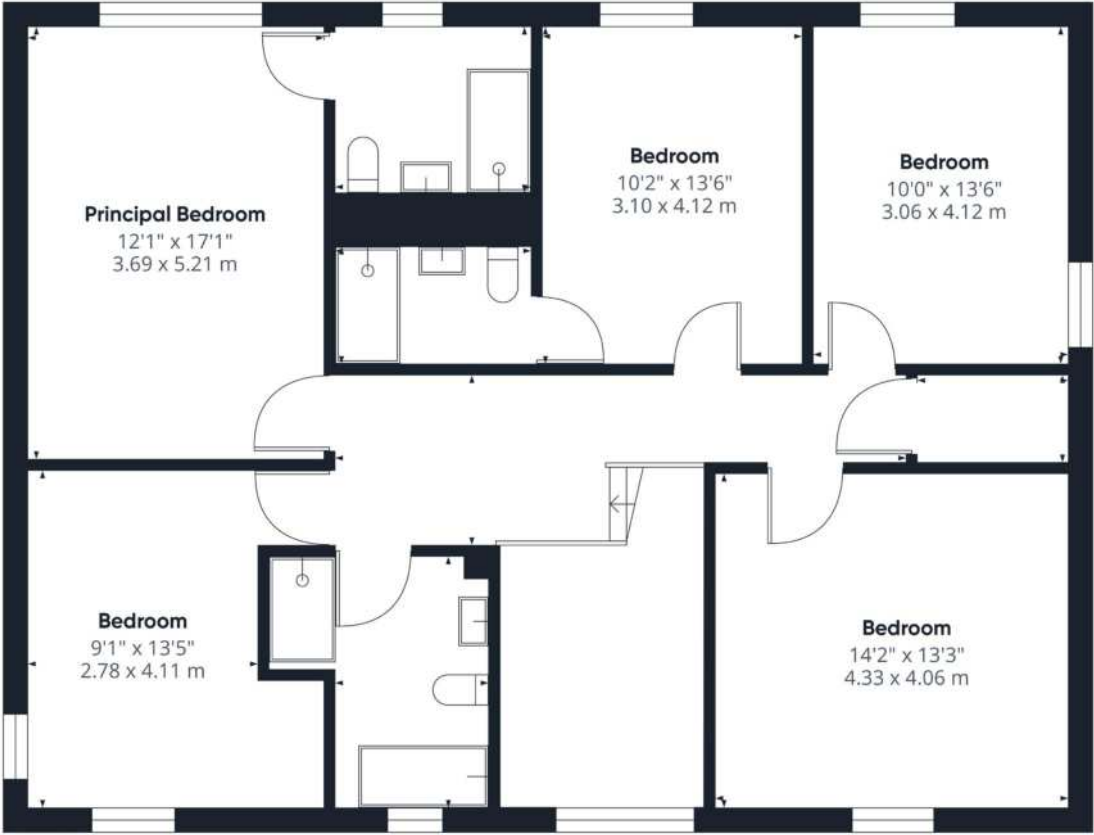


Ground Floor

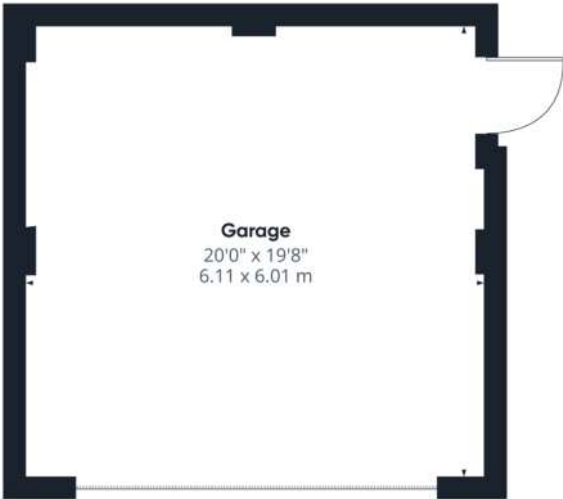
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy,
however all measurements are approximate.
This floor plan is for illustrative purposes only
and is not to scale.



First Floor



Garage

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rightmove 



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PROPERTY EXPERTS SINCE 1910