



New Springs Cottage Audley Road

ST7 1UG

Guide Price £750,000



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STEPHENSON BROWNE

DETACHED RESIDENCE WITH 9.5 ACRES & HUGE POTENTIAL - New Springs Cottage is a wonderful, spacious four bedroom detached home located down a private driveway off Audley Road, surrounded by gardens to three sides & situated on a plot extending to approximately 9.5 acres*. We are offering you the rare chance to purchase this small holding, boasting a range of stables and Menage - perfect for equestrian lovers, with extensive paddocks and ample off road parking for a vast array of vehicles, including a double detached garage with room above. Despite being surrounded by countryside, the property and grounds are conveniently located close to Alsager and it's many amenities, as well as the medical centre and Alsager's train station. For commuters, the A500 & M6 motorway are within very easy reach.

The property itself comprises of a well thought layout including a storm porch with leading open lounge/diner with Inglenook fireplace having multifuel burner, leading to the contemporary kitchen/diner having steps down to the snug - both rooms enjoying panoramic views! Also, a separate utility with space/plumbing for a range of white goods, and a downstairs shower room. A second reception room hosting a multifuel burner provides independent access to the fourth bedroom, offering great potential for use as an annex.

Upstairs you will find a generous principal bedroom with windows overlooking the rear fields having en-suite shower room, two further double bedrooms and a family bathroom having roll top bath with views out to the rear.

This really is a one-off proposition for someone who desires space, and there is plenty of it! There is potential to extend the home(subject to the necessary consents), which is not necessary but certainly has the grounds to afford to be something really special. Contact Stephenson Browne today to book your all-important viewing!

*Please note the boundary markers in the images are for illustrative purposes only.



Entrance Porch

7'2" x 5'11"

Enjoying stone flooring, UPVC double glazed window to front elevation, radiator, ceiling light fitting, ample sockets and door to:

Lounge

17'7" x 12'8"

A generous lounge offering a feature log burner set back to the room with exposed brick surround and wooden beam above, wooden beams to the ceiling, stone flooring continuing from the entrance porch, UPVC double glazed window to front elevation, ample sockets, ceiling light fitting, wall light fitting, radiator and open to:

Dining Room

17'7" x 14'7" (max measurements)

Also having a feature fireplace, stone flooring, ceiling light fitting and two wall light fittings, wooden beams to the ceiling, two radiators, UPVC double glazed window to front elevation, ample sockets, door to substantial under stairs storage and stairs up to the first floor.

Hallway

Sitting Room

16'10" x 13'11"

A versatile reception room boasting dual aspect UPVC double glazed windows to front and side elevations, feature log burner, wooden beams to the ceiling, ceiling light fitting, wall light fittings, radiator, ample sockets, wood style flooring, handy storage cupboard set within chimney recess and stairs to:

Bedroom Four

14'4" x 12'10"

Having fitted carpet, inset spotlighting, ample sockets, dual aspect UPVC double glazed windows with shutter blinds, radiator and shutter style doors opening to handy storage cupboard.

Kitchen

14'1" x 12'6"

A bright and airy space offering a range of shaker style wall, base and drawer units with wooden working surfaces over and incorporating a Farmhouse sink, Range cooker with five point hob and extractor over, space for a fridge freezer and dishwasher. Boasting a large UPVC double glazed window stretching the entirety of the rear elevation, overlooking expansive views, two skylights, ceiling light fitting, spotlights, tiled flooring, ample sockets, opening to the snug and open plan with:



Breakfast Room

9'11" x 8'0"

Having UPVC dual aspect windows to rear and side elevation, two skylights, spotlights, door opening to side elevation, useful pantry/larder cupboards, tiled flooring and ample sockets.

Snug

11'9" x 10'4"

With a continuation of tiled flooring, bi-folding doors opening to rear patio, ceiling beams, ceiling light fitting, ample sockets, radiator and door to:

Utility Room

7'4" x 4'11"

With additional wall and base units with marble effect working surfaces over, space / plumbing for a washing machine and separate dryer, wall mounted boiler, UPVC double glazed obscure glass window to side elevation, tile flooring, ceiling light fitting, ample sockets and door to:

Shower Room

7'4" x 6'2"

With a push flush WC, pedestal hand basin and walk in shower with tiled surround and bi-folding screen. With two obscure glass double glazed windows to rear and side elevations, tiled flooring, ceiling light fitting and radiator.

Landing

With wooden beam detailing to the walls, fitted carpet, ceiling light fitting and doors to first floor rooms such as:

Principal Bedroom

12'1" x 10'1"

With fitted carpet, ample sockets, UPVC double glazed window with shutter blinds looking over the fields to the rear, radiator, ceiling light fitting and door to:

Ensuite

7'4" x 6'1"

Comprising of a push flush WC, pedestal hand basin and walk-in shower with tiled surround and glass door. With wall panelling, UPVC double glazed window with shutter blinds to rear elevation, ceiling light fitting and two sizeable storage cupboards.

Bedroom Two

17'4" x 10'5"

An impressive second double bedroom with dual aspect UPVC double glazed windows with shutter blinds, fitted carpet, ceiling light fitting, ample sockets, radiator and wooden beam detailing within wall recess.



Family Bathroom

13'9" x 8'10"

Hosting a push flush WC, pedestal hand basin and free standing claw-foot tub with attached shower and UPVC double glazed window above, with shutter style blinds, overlooking field views. Enjoying half wall panelling, wooden beam detailing to walls and ceiling, Victorian style radiator, wood effect flooring and ceiling light fitting.

Bedroom Three

16'11" x 8'10"

Another double bedroom with UPVC double glazed window to front elevation, having fitted shutter blinds, fitted carpet, wooden beam detailing to walls and ceiling, radiator, ample sockets and ceiling light fitting.

Detached Double Garage

19'9" x 16'8"

With two up and over doors, lighting, door to storage cupboard and opening leading to stairs accessing the room above.

Gym

19'11" x 13'9"

Currently utilised as a gym but has a variety of uses! With wood laminate effect flooring, two UPVC double glazed windows to front and rear, lighting, power and eaves storage to both sides.

Externally

Accessed via a stable gate having brick pillars to either side opening to the private driveway. Extending to approximately 9.5acres, the plot has a host of trees, plants and shrubs giving the property a great degree of privacy. The 20m x 60m Menage can be found to the rear of the property with the wooden stables to the rear. The property is elevated in position having generous gardens and patio areas enjoying views to three sides, with the paddocks to the rear. To the left side of the property are further gardens, offering great potential for extension (subject to the usual consents).

Overage

Please note, there is an overage clause, further information is available upon request. However, we do recommend seeking legal advice.

Council Tax Band

The council tax band for this property is E

NB: Tenure

We have been advised that the property tenure is Freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

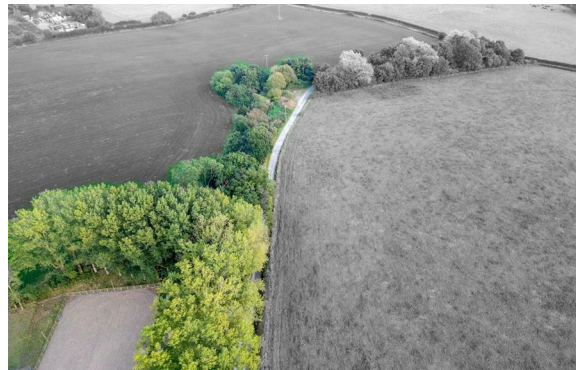


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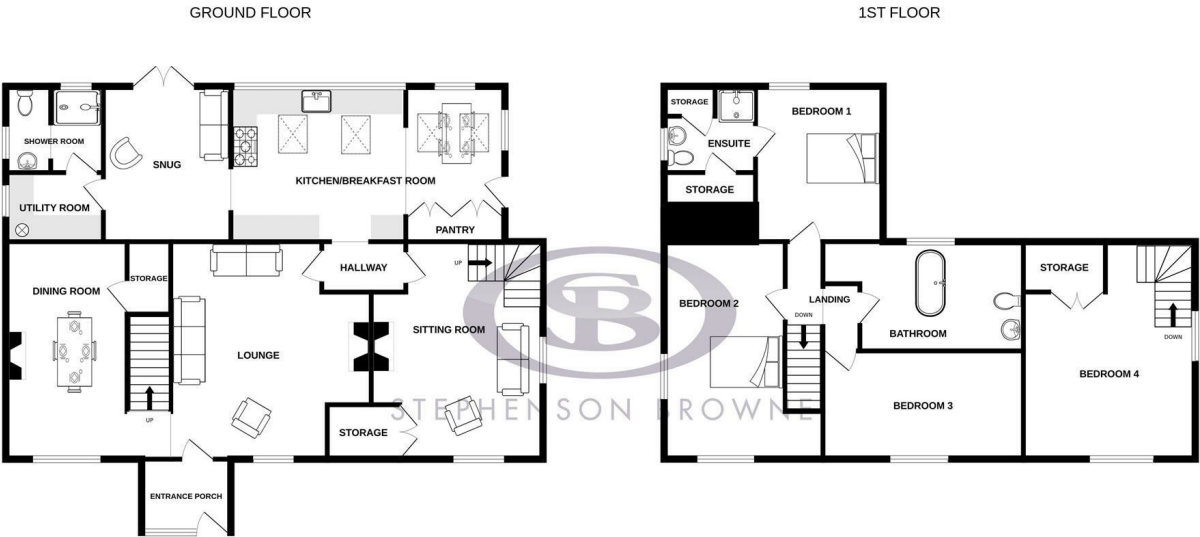
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NB: Land Registry

Please be advised that we have not been able to obtain an electronic copy of the title register with land registry through our due diligence process. This does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

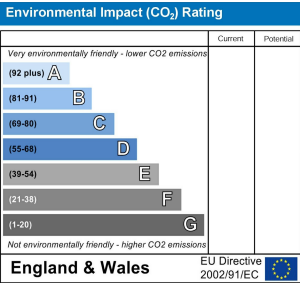
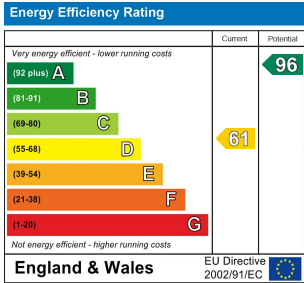


Floor Plan



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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Area Map



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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