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2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

Grange Cottage, 150

Canal Road, Congleton, Cheshire CW12 3AT

Selling Price: Fixed £599,950

- LARGE DETACHED PROPERTY
- SOLAR PANELS INSTALLED, GENERATING APPROX £1800 PA (BASED ON 2024 FIT FIGURES)
- UNIQUE LOCATION AT THE END OF A PRIVATE LANE
- THREE OR FOUR BEDROOMS / THREE OR FOUR RECEPTION ROOMS
- LARGE UTILITY/WORK ROOM WITH HUGE POTENTIAL FOR A NUMBER OF USES INCLUDING ANNEX CONVERSION
- TRILPE GARAGE PLUS COVERED STORAGE AREAS
- PLEASANT GARDENS PLUS GATED DRIVEWAY
- CLOSE TO TRAIN STATION, SHOPS & COUNTRYSIDE

Escape to Grange Cottage: A Mossley Sanctuary of Unique Charm and Endless Possibilities.

Nestled at the tranquil head of a private lane, on the fringes of the desirable Mossley village, awaits a truly special detached cottage – a home brimming with **curious design, appealing character, and an idyllic sense of seclusion**. Grange Cottage offers a rare opportunity to embrace a lifestyle of privacy, all while remaining within easy reach of Congleton's vibrant town centre, local amenities, excellent schools, the railway station, and renowned golf courses.

Beyond its picturesque setting, this remarkable home boasts **exceptionally adaptable accommodation** spread over two floors, plus a wonderfully intriguing split-level lounge. Complemented by **eco-conscious solar panel technology**, Grange Cottage presents three generously sized bedrooms and two bathrooms on the upper level. The ground floor, however, is where true flexibility unfolds. The **cosy farmhouse dining kitchen**, radiating a distinct homely warmth and serving as the social heart of the home, even features its own **charming bar area** – perfect for family gatherings and relaxed entertaining.

The **uniquely designed split-level lounge** is a captivating space, anchored by a **magnificent solid fuel stove**, creating an irresistibly inviting and relaxing reception room. Adding to the ground floor's versatility is a **quaint snug**, offering the potential to serve as a comfortable fourth bedroom. The **large utility/workroom** is a true chameleon space – ideal for those running a home business with its external access and ample storage, yet also holding



straightforward potential for conversion into a self-contained annex (subject to necessary consents). The external spaces are equally impressive. A **courtyard driveway** unfolds to reveal a **vast triple garage and covered store**, providing exceptional storage and parking. Beyond lies a **beautiful garden**, complete with a delightful **summer house** for peaceful retreats. Furthermore, the property includes a **separate compound area** featuring a productive vegetable plot and a useful outbuilding – perfect for the green-fingered or those seeking additional outdoor storage.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Fully enclosed brick built front entrance porch with modern composite panel door with double glazed panel. Sculptured plastered walls and stone flag floor leading to:

HALL 15' 9" x 10' 8" (4.80m x 3.25m) maximum and into stairs: L shaped reception hall. Having exposed stained beam and purlin ceiling together with complimenting timber uprights. Sculptured plastered walls. Double panel central heating radiator. 13 Amp power points. BT point. Heather brown quarry tiled sill to front window.

CLOAKROOM 7' 6" x 4' 5" (2.28m x 1.35m): Large cloakroom having sculptured plastered walls and ceiling. Single panel central heating radiator. Modern white suite comprising: low level W.C. and pedestal wash basin. Stained timber batten door.

SNUG 16' 0" x 10' 0" (4.87m x 3.05m): Stained timber batten door. Exposed stained timber joist and purlin ceiling. Sculptured plastered walls. Small Inglenook recess with cast iron solid fuel stove. Single panel central heating radiator. Television aerial point. Heather brown quarry tiled sill to window.

REAR HALL : Exposed stained beam and purlin ceiling. Sculptured plastered walls. Doors off to:

UTILITY 8' 9" x 8' 0" (2.66m x 2.44m): Light oak eye level and base units with single drainer stainless steel sink unit with double cupboard beneath and tiled splash back over. Plumbing for washing machine. Single panel central heating radiator.



WORKSHOP 22' 4" x 11' 9" (6.80m x 3.58m): Power and light. Space and plumbing for washing machine. Beech flooring. PVCu double glazed french doors to outside.

STORE ROOM 8' 6" x 8' 3" (2.59m x 2.51m): Consumer unit. Solar panel equipment. Power and light.

BOILER ROOM 8' 9" x 8' 6" (2.66m x 2.59m): Power and light. Vaillant gas central heating boiler.

DINING ROOM 11' 1" x 10' 10" (3.38m x 3.30m): Sculptured plastered walls and ceiling. Exposed timbers. Natural stone relief to one wall. Single panel central heating radiator. Large squared off opening to:

BREAKFAST KITCHEN 15' 11" x 10' 0" (4.85m x 3.05m): Two PVCu double glazed windows to front aspect. Sculptured plastered walls and ceiling. Exposed timber purlin and uprights. Double panel central heating radiator. Tiled splashbacks to cooking and preparation areas and fully fitted with double stainless steel sink unit. Adjacent preparation surfaces and return extending also to breakfast bar. Range of light oak cupboards and drawers. Space for range cooker with wide extractor hood over. Integrated fridge and freezer. 13 Amp power points. Quarry tiled floor.

BAR AREA 17' 4" x 5' 8" (5.28m x 1.73m): PVCu double glazed window to front aspect. Sculptured plastered walls and ceiling. Exposed timbers. Single panel central heating radiator. End bar with timber battened half door. Stained timber upright and serving area and bottle shelves behind. Door providing access to cellar. Composite stable door to outside.

CELLAR 11' 5" x 11' 2" (3.48m x 3.40m):

LOUNGE 21' 6" x 19' 3" (6.55m x 5.86m): On two levels. Comprising stained king post roof timbers and purlin. Large natural stone Inglenook fireplace and hearth. Stained Acorn cut banister rails. Sculptured plastered walls. Double panel central heating radiator. Power point. Large picture window with views over the front garden and onwards towards Bosley Cloud. This room has direct access to the principle bedroom described later.

LANDING : An easy staircase flanked by stained banister rail leading to a central landing with central heating radiator. Sculptured plaster work and exposed timbers. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 FRONT 15' 7" x 10' 10" (4.75m x 3.30m): PVCu double glazed window to front aspect. Exposed timber purlin ceiling. Sculptured plastered walls. Single panel central heating radiator. Heather brown quarry sill to window. 13 Amp power points. Built-in range of louvre stained timber triple wardrobes. Stained battened door and access to mezzanine lounge. Door to en suite shower room.



EN SUITE SHOWER ROOM : Low level W.C. Wall mounted ceramic wash basin. Corner shower cubicle with mains fed shower. Electrically heated towel radiator.

BEDROOM 2 FRONT 12' 2" x 9' 0" (3.71m x 2.74m): PVCu double glazed window to front aspect. Exposed purlin ceiling. Sculptured plastered walls. Single panel central heating radiator. 13 Amp power points. Heather brown quarry tiled sill to:

BATHROOM 11' 10" x 8' 3" (3.60m x 2.51m): PVCu double glazed window to side aspect. Single panel central heating radiator. Period style white suite comprising: low level W.C., pedestal wash hand basin and cast iron enameled roll top bath with ball and claw feet. Separate shower cubicle with mains fed shower. Majority tiled walls.

BEDROOM 3 SIDE 15' 5" x 11' 0" (4.70m x 3.35m): PVCu double glazed window to side aspect. Sculptured plastered walls. Single panel central heating radiator. 13 Amp power points. Door giving external access to large flat roof area above attached garage.

OUTSIDE : The property is approached along an aggregate covered drive from Canal Road of approximately 200 yards in length, where there is initially a parking area for up to 3 vehicles to aggregate base.

Adjoining the property at this point is a single storey range of two outbuildings, one with W.C.

The tarmacadam drive continues and splits into two. The right hand fork continues to the head of the site. There is a right of way along the whole of the entrance to Grange Cottage and the green timber garage and storage compound, and for the occupiers of the adjoining Grange Farm. The left hand tarmacadam drive now exclusively within the curtilage of Grange Cottage continues along the front of the demise premises and to the right is a good size lawned garden with borders screening to privet hedge and summerhouse.

The tarmacadam drive then continues into a rear enclosed court yard with parking for 3 vehicles.

CAR PORT 18' 0" x 10' 7" (5.48m x 3.22m): Large hot tub (subject to separate negotiation). Gate to enclosed log store area.

DOUBLE GARAGE 18' 3" x 15' 8" (5.56m x 4.77m) internal measurements: Up and over door. Power and light. Interconnect door to attached single garage.

ATTACHED SINGLE GARAGE 18' 3" x 9' 11" (5.56m x 3.02m) maximum internal measurements: Up and over door. Power and light.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: F

