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## 4 Astbury View

Church Lane, North Rode, Congleton, Cheshire  
CW12 2PE

Selling Price: £679,500

- MAGNIFICENT CHARMING COTTAGE SET ON LARGE PLOT
- SITTING ROOM, DINING ROOM, KITCHEN, STUDY & GARDEN ROOM
- THREE BEDROOMS / TWO BATHROOMS
- TWO USEFUL MEZZANINE FLOOR AREAS
- SWEEPING DRIVEWAY & DOUBLE GARAGE
- EXTENSIVE MATURE GROUNDS



FOR SALE BY PRIVATE TREATY (Subject to contract)

A charming large country cottage set in extensive mature grounds with wonderful open views from its elevated location.

It is situated in the sought after area of North Rode convenient for Congleton, Macclesfield and Leek.

Astbury View is larger than would appear from the outside with double glazing, calor gas central heating and additional heating via wood burning stoves giving it that cosy feeling.

The internal accommodation comprises: vestibule, hallway, sitting room, study, fitted cottage style kitchen leading to the magnificent garden room with access to W.C. and walk-in shower, rear hall with W.C. and dining room with mezzanine floor above.

At first floor level the landing allows access to three bedrooms and a bathroom.

Externally to the front there is a sweeping driveway with car parking that terminates at the double garage.

The front garden is mainly laid to lawn with attractive trees, shrubs and bushes, to the side is a large area with timber shed, chicken run, vegetable patch and gate leading onto the rear garden which is mainly laid to lawn with access to two raised patio areas, one off the conservatory and the other off the sitting room.



Viewing is essential to appreciate this home, in the meantime please take a look at our video tour.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE PVCu double glazed front door to:

PORCH 9' 0" x 4' 8" (2.74m x 1.42m) maximum : Two PVCu double glazed windows. Quarry tiled floor. Radiator. Timber and glazed doors to:

HALL 13' 0" x 8' 10" (3.96m x 2.69m) : PVCu double glazed window. Radiator. Parquet flooring. Staircase. Double timber door either side of the room.

SITTING ROOM 18' 7" x 12' 7" (5.66m x 3.83m) : PVCu double glazed window to front aspect. French PVCu double glazed doors to rear aspect. Feature brick fireplace. Fitted chimney breast cupboards. Parquet flooring. Three radiators. Door to:

STUDY 13' 4" x 9' 10" (4.06m x 2.99m) : PVCu double glazed window. Radiator. Fitted bookcase. Double doors to fitted cupboard with hanging rail. Door to:

REAR HALL PVCu double glazed window and door to outside. Radiator. Quarry tiled floor. Door with steps down to kitchen. Door to:

SHOWER / W.C. : White coloured suite comprising: low level W.C. and wash hand basin. Shower. Fully tiled walls. Radiator. Quarry tiled floor.

KITCHEN 11' 1" x 9' 1" (3.38m x 2.77m) : PVCu double glazed window to rear aspect. Door to dining room. PVCu double sbi-foolding doors to garden room. Country cottage style fitted kitchen in matching cream coloured base and eye level units with slate effect laminated surfaces. Tiled to splashbacks. One and a half bowl single drainer stainless steel sink. Ceramic hob oven below. Kickboard heater. Quarry tiled floor.



DINING ROOM 12' 0" x 18' 8" (3.65m x 5.69m) : PVCu double glazed window and separate double doors. Wood burning stove. Radiator. Door to central heating boiler. Stairs.

GARDEN ROOM 11' 0" x 16' 2" (3.35m x 4.92m) : Double glazed roof. Window and french doors to patio. Wood burning stove. Quarry tiled floor. Access to fully tiled walk-in shower with wash hand basin and separate W.C. Fully tiled. Door to garage.

MEZZANINE ABOVE DINING ROOM 8' 3" x 5' 6" (2.51m x 1.68m) plus low level storage :

SECOND MEZZANINE AREA 11' 0" x 5' 6" (3.35m x 1.68m) : Velux roof light. Glazed area overlooking the kitchen.

FIRST FLOOR LANDING : Pine doors to all rooms.

BEDROOM 1 FRONT 14' 1" x 8' 4" (4.29m x 2.54m) plus wardrobe space : Two PVCu double glazed windows. Full length pine fitted wardrobe. Radiator.

BEDROOM 2 FRONT 8' 6" x 13' 2" (2.59m x 4.01m) : Two PVCu double glazed windows. Radiator.

BEDROOM 3 REAR 10' 1" x 13' 2" (3.07m x 4.01m) : Two velux roof lights with blinds. Radiator.

BATHROOM : PVCu double glazed white suite comprising: low level W.C., panelled bath with glass screen and shower and inset wash hand basin set in vanity unit. Radiator. Fully tiled walls. Fitted airing cupboard with lagged cylinder.

OUTSIDE :

FRONT : Sweeping driveway with parking and turning area terminating at the double garage.

REAR : Large lawn area with flower beds, specimen trees concealed in the ground cellar. Gas tank. Lawned garden to side with shed and chicken run. Rustic swing gate to vegetable patch and gate to large lawn garden with mature trees, shed and access to two patio area with lighting.



GARAGE 19' 0" x 18' 4" (5.79m x 5.58m) : PVCu double glazed window to rear. Two up and over vehicle access doors. Laminated surface with inset two and a half bowl sink. Space for appliances below.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWINGS : Strictly by appointment through the sole selling agent TIMOTHY A BROWN.

TAX BAND: F

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 2PE

