



## Back Cross Lane Farm Back Cross Lane, Congleton, CW12 3HT

### Offers Over £600,000

A truly spectacular location and a truly wonderful home!

Nestled neatly in a secluded corner within the beautiful and traditional village of Mossley, this well established and most attractive country style home is an absolute gem that we're certain will prove popular with many discerning buyers! Sat at the head of a private lane, the generous plot welcomes you into a gated driveway which is sure to have you beaming from ear to ear as you approach the property. Once inside you will adore the character and the proportions are very generous no matter which room you find yourself in! A beautiful entrance hall gives access to the Cosy yet spacious lounge, cosy snug and the incredible country kitchen which enjoys a crackling wood burner and glazed doors that open out into the private (and very generous) rear gardens offering a great amount of maturity and can be enjoyed all year round! This kitchen is ideal for entertaining friends and family of all ages and is sure to be where you spend a lot of quality time! Up on the first floor are three double bedrooms and two luxurious bathroom suites fit for a five star hotel! Completing the deal is a most useful garage, shed and brick store.

The local village of Mossley is a thriving community and boasts everything you could ask for in such a quaint setting. The nearby parade of village shops offers a wide array of amenities and also plays host to Congleton train station thus making this home ideal for the commuter. Mossley Primary School is also a short walk away and proves popular with families time and time again. As well as the practicalities of the area, you are never far from miles of beautiful countryside that's perfect for relaxing all year round!

We simply love this property and we know you will too so call us here at Chris Hamriding Estate Agents to find out more and book yourself that all important viewing!

**Entrance hall**

**Guest cloakroom**

**Country dining kitchen 19'3" x 19'6" (5.87 x 5.96)**

**Lounge 14'4" x 19'5" (4.37 x 5.92)**

**Snug lounge 12'11" x 10'6" (3.94 x 3.21)**

**Stairs and landing**

**Master bedroom 12'6" x 17'8" (3.82 x 5.41)**

**En suite shower room**

**Bedroom two 12'10" x 10'8" (3.92 x 3.27)**

**Bedroom three 11'5" x 10'8" (3.48 x 3.27)**

**Family bathroom**

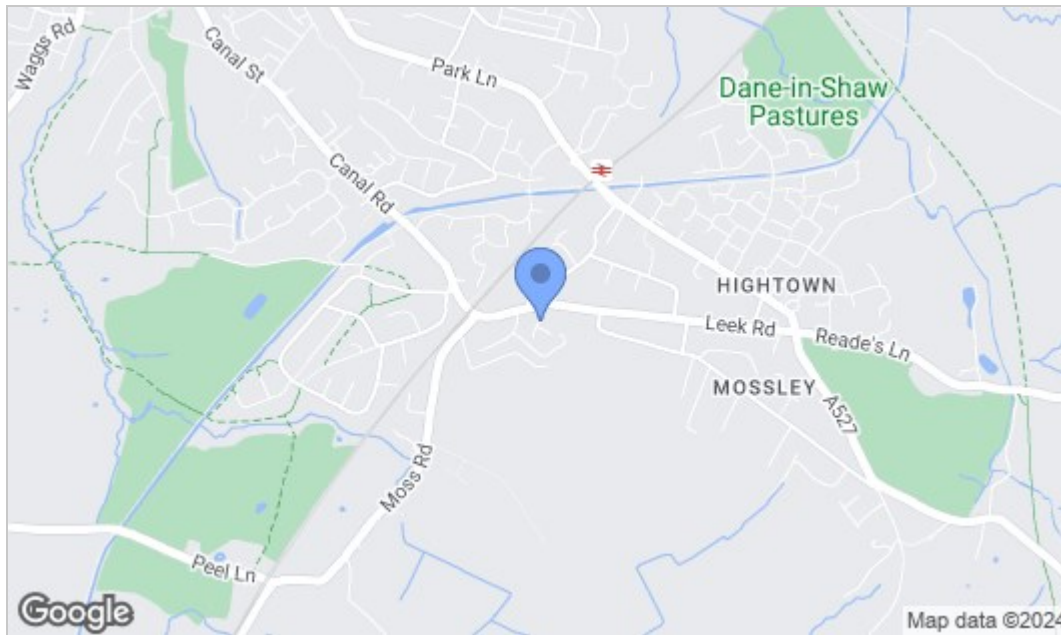
**Large rear gardens**

**Gated driveway and garage**

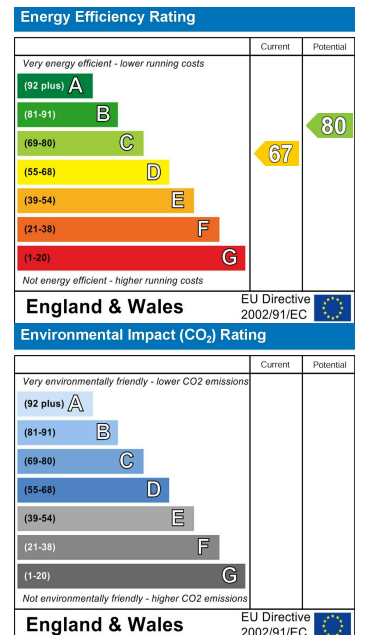
# Floor Plan



# Area Map



# Energy Efficiency Graph



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