



## 40 Cross Lane, Congleton, CW12 3JX

### Offers In The Region Of £550,000

**\*\* Please read this advert summary carefully \*\***

The attached video tour covers the whole site, including the land and coach house being sold separately and being developed.

The property has originally comprised the main house, coach house and extensive grounds. Planning consent has been granted to convert the coach house in to a residential dwelling, plus for the erection of three new houses within the grounds. Therefore the land and coach house have now been separated away as a separate sales lot and the house is being sold separately. Please bear in mind that the building work on the adjoining site will start and continue soon and until it is finished.

This listing is for 'Crofters', an architecturally striking detached period residence, which will stand within its new defined grounds and with the benefit of planning permission for the erection of a new garage. The home boasts 2500 sqft approx accommodation spread over three floors. Offered for the first time in decades, the home enjoys many fine original features and just has to be one of the finest and most impressive period homes available today.

Cross Lane is a highly sought after road located in the heart of Mossley village centre, just a moments stroll to the parade of shops and Congleton Train Station. Congleton Town Centre, canal tow path and miles of open countryside are all close by. \*\* The video shows the house and the land together, the land is not included in the sale\*\*

## **GROUND FLOOR**

**Entrance hall**

**Study/sitting room 10'11" x 13'4" (3.34 x 4.07)**

**Lounge 18'3" x 14'0" (5.57 x 4.27)**

**Conservatory 10'7" x 12'9" (3.23 x 3.89)**

**Dining room 9'11" x 15'8" (3.04 x 4.79 )**

**Kitchen 6'11" x 12'9" (2.12 x 3.90)**

**Utility**

**Guest WC**

## **FIRST FLOOR**

**Landing**

**Bedroom one 15'1" x 14'2" (4.60 x 4.32)**

**Bedroom two 10'11" x 13'7" (3.35 x 4.15)**

**Bedroom three 9'2" x 9'6" (2.80 x 2.91)**

**Shower room**

**WC**

## **SECOND FLOOR**

**Landing**

**Bedroom four 15'3" x 13'4" (4.65 x 4.07)**

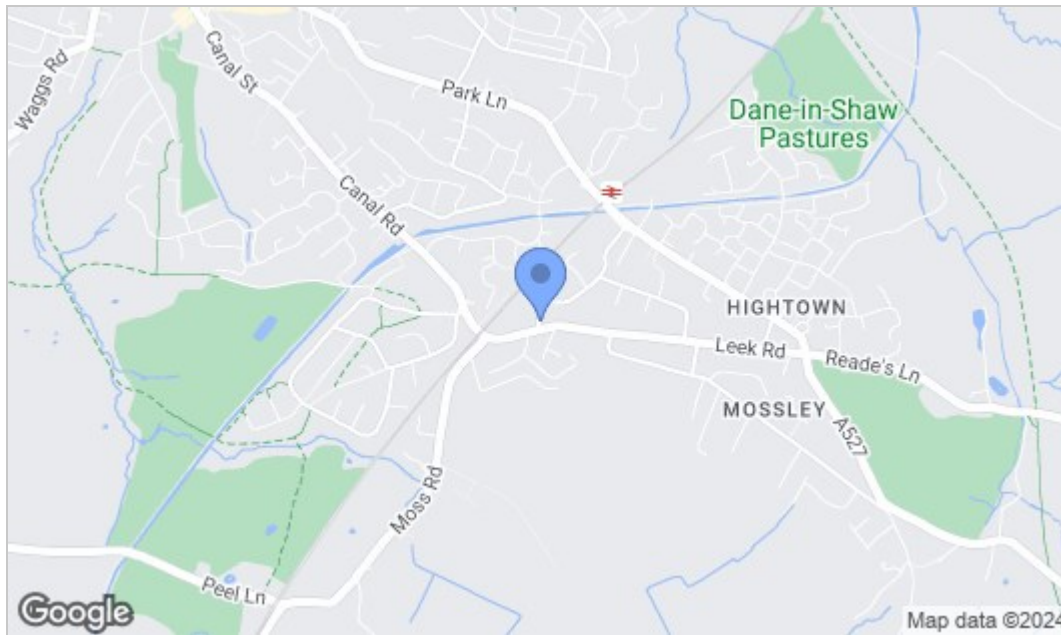
**Bedroom five 10'11" x 14'6" (3.35 x 4.42)**

**Ensuite**

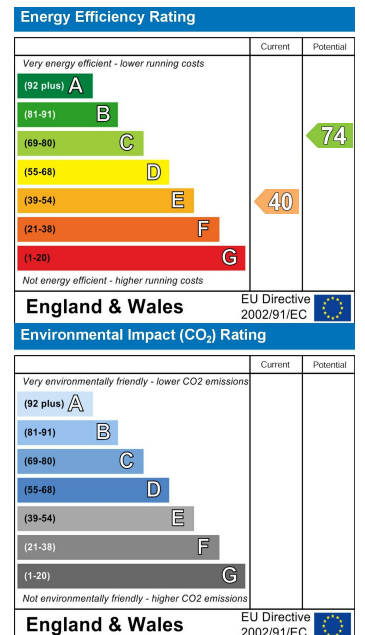
# Floor Plan



# Area Map



# Energy Efficiency Graph



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