



Rose Cottage Farm House 62 Well Lane, Gillow Heath, ST8 6QR

Offers In The Region Of £795,000

To fully appreciate this unique and beautiful property, watch our guided video tour and view our floor plans!

Currently set out as two separate dwellings but with the benefit of being able to be converted into one large home, this stunning farmhouse and annexe located in the semi rural hamlet of Gillow Heath is a superb and rare find in todays market!

The detached property boasts an impressive 5 reception rooms, 7 bedrooms, and 5 bathrooms, offering ample space for a large or multi-generational family.

With a vast 4,068 sq ft of living space, this property provides the perfect blend of traditional charm and modern amenities. The parking area for 4 vehicles ensures convenience for you and your guests. One of the standout features of this property is the picturesque rural views of the surrounding countryside, providing a tranquil and idyllic setting. Situated close to Congleton and Biddulph town centres, you can enjoy the peace of the countryside while still having amenities within easy reach.

The unique layout comprising two separate dwellings offers flexibility and privacy, making it ideal for accommodating extended family members or guests. The very generous gardens to the rear provide a lovely outdoor space for relaxation and recreation.

Don't miss out on this exceptional opportunity to own a property that combines space, comfort, and beautiful surroundings. Contact us today to arrange a viewing and experience the charm of countryside living at its finest.

FARM HOUSE

Entrance hall

Snug 11'8" x 11'7" (3.57 x 3.54m)

Lounge 11'0" x 23'11" (3.36 x 7.29m)

Dining room 16'10" x 12'5" (5.15 x 3.80m)

Dining room space 16'7" x 6'1" (5.07 x 1.87m)

Inner hall

Shower room

Kitchen 11'3" x 14'9" (3.45 x 4.52m)

Rear porch

Stairs and landing

Master bedroom (bedroom one) 11'9" x 14'8" (3.60 x 4.48m)

Balcony

Ensuite

Walk in wardrobe

Dressing room 9'10" x 8'3" (3.01 x 2.52m)

Bedroom two 11'2" x 11'11" (3.41 x 3.65m)

Bedroom three 10'11" x 11'6" (3.35 x 3.51m)

Bedroom four 8'5" x 12'3" (2.58 x 3.74m)

Bathroom 8'8" x 7'6" (2.66 x 2.30m)

THE ANNEX

Hall

Utility

Kitchen 9'8" x 12'7" (2.95 x 3.85m)

Dining room 9'10" x 11'6" (3.01 x 3.53m)

Lounge 18'6" x 11'8" (5.65 x 3.56m)

Inner hall

Shower room

Bedroom 10'8" x 14'4" (3.26 x 4.38m)

Stairs and landing

Bedroom one 9'10" x 12'4" (3.0 x 3.78m)

Eaves storage

Bedroom two 9'8" x 11'7" (2.97 x 3.54m)

Dressing room

Bathroom

OUTSIDE

Driveway

Workshop 12'4" x 19'3" (3.78 x 5.89m)

Workshop store 9'9" x 21'7" (2.98 x 6.59m)

Generous gardens

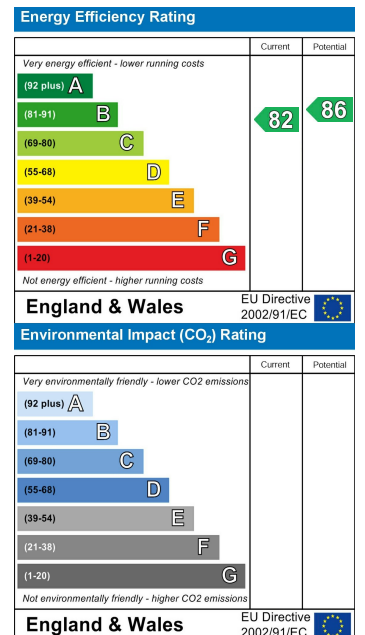
Floor Plan



Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk
sales@chrishamriding.co.uk lettings@chrishamriding.co.uk

