

chris hamriding

lettings & estate agents



Holly Lodge, Mossley Hall Biddulph Road, Congleton, CW12 3LZ

£250,000

WATCH OUR GUIDED VIDEO TOUR!

A stunning opportunity to acquire 'Holly Lodge', a charming townhouse located within beautiful established grounds.

'Mossley Hall' is both iconic and historic having seen life as a grand home for a wealthy mill owner, a school, a retirement home...and we dare say many more uses! The main hall houses three luxury apartments and more latterly two town houses have been added, the end of which is delightfully known as 'Holly Lodge'. This wonderful home boasts immaculately presented accommodation across both floors along with a mature garden and most useful garage. The accommodation briefly comprises; Entrance hall, lounge, kitchen, and two double bedrooms serviced by a tasteful bathroom. Gazing through the characterful sash windows you can enjoy amazing views of the mature grounds and gardens and to the rear is the iconic Congleton Golf Course. The home is a credit to the current owners and has undergone huge improvements over their many happy years there. It's not just internally that impresses either, two allocated parking spaces to the front are further complemented by the useful garage, private driveway and the most amazing garden that just seems to go on forever!

The village of Mossley is a stunning representation of village life offering a great community with ample amenities, an extremely well regarded primary school, a bustling train station plus much, much more. A moments stroll from your front door will find you amidst miles of beautiful countryside thus providing this property really does offer a beautiful lifestyle from the moment you move in!

Don't just take our word for it, read on to find out more, view our video, photos and floor plan then call the Mossley property experts here at Chris Hamriding Estate Agents to book yourself that all important viewing, we can't wait to meet you!

Entrance hall

Lounge/dining room 16'0" x 12'9" (4.9 x 3.9)

Kitchen 11'7" x 9'0" (3.55 x 2.75)

Stairs and landing

Bedroom one 15'11" x 8'11" (4.87 x 2.74)

Bedroom two 13'7" x 8'11" (4.16 x 2.74)

Bathroom

Detached garage

Gated driveway to rear

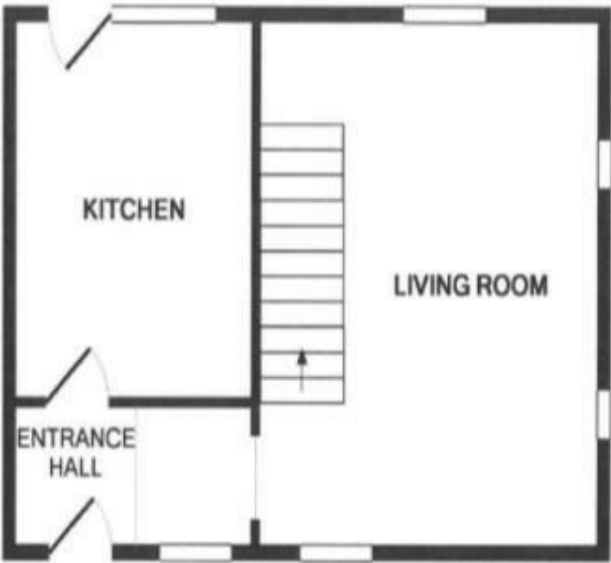
Allocated parking to front

Extensive private gardens to front and rear

Tenure

Leasehold with a 20% share of the freehold. 999 years from 18/10/1996. Service charge: £62.60 per calendar month. Ground Rent: £5 per year.

Floor Plan

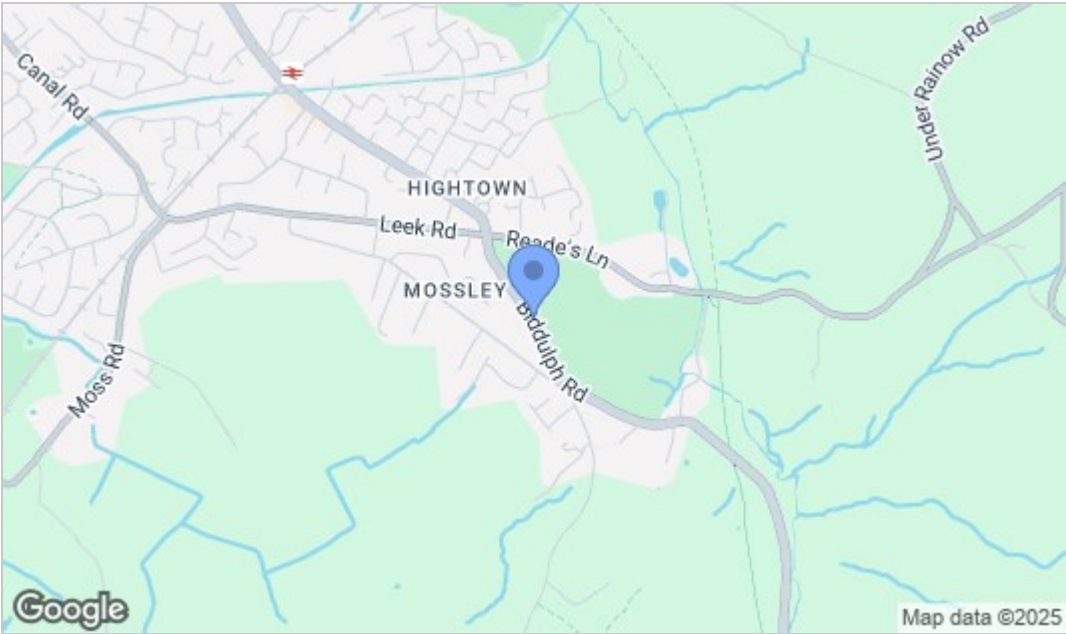


GROUND FLOOR

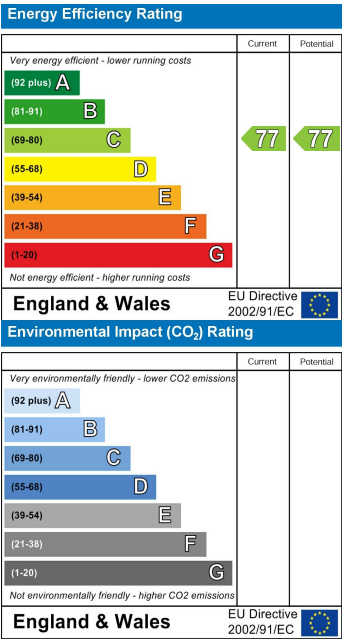


1ST FLOOR

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.