

chris hamriding

lettings & estate agents



The Stud Holmes Chapel Road, Congleton, CW12 4SW

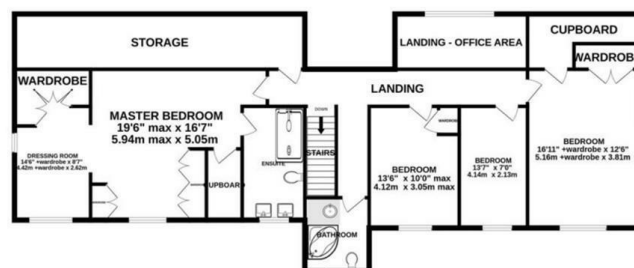
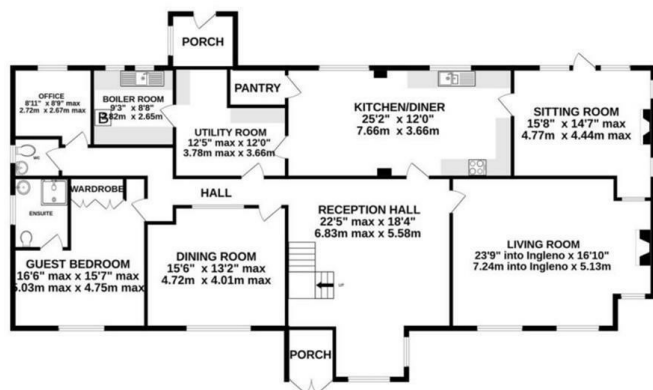
Asking Price £895,000

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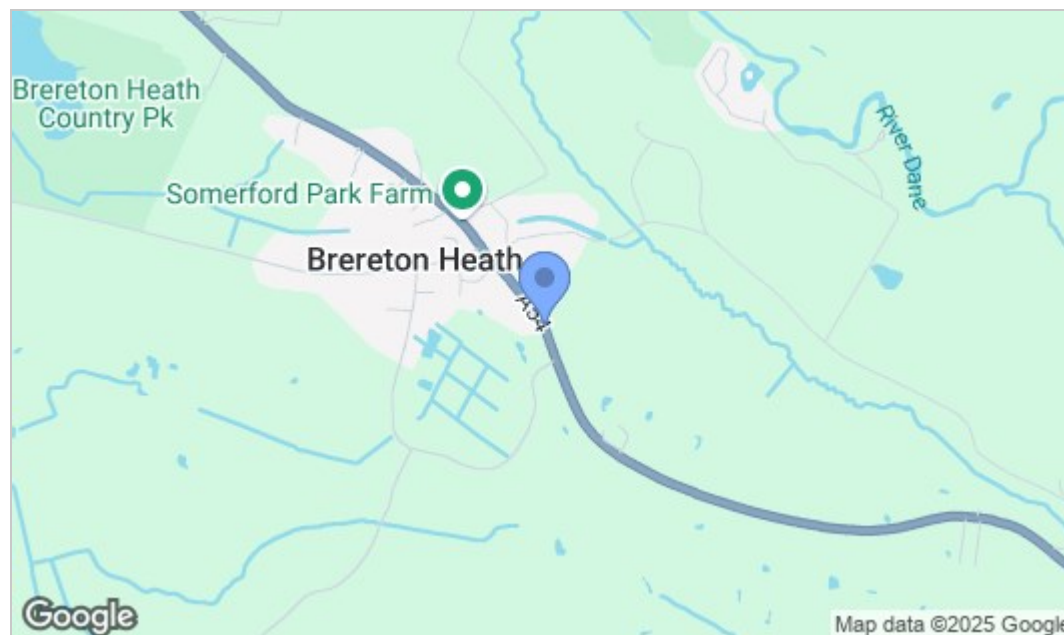
'The Stud' is located next to the highly regarded Somerford Hall Estate and boasts the accolade of being surrounded by fine countryside and an Olympic standard equestrian centre, this large characterful home is nestled perfectly in established grounds and enjoys spacious and well proportioned accommodation throughout. The approach to this great home is a relaxing journey in itself and is sure to never tire as you wind your way up the private drive. Upon reaching the property you'll be welcomed into an huge drive leading to an enormous triple garage block, hugely useful for so many reasons! Internally, the presentation of the home is just fabulous and immediately gives you a feeling of quality, charm and space. With plenty of reception rooms made for relaxing and enjoying the views, the country kitchen is certainly the place to cook up a storm or enjoy a morning coffee whilst admiring the sun drenched gardens! Upstairs all the bedrooms enjoy the stunning countryside views, made even better by the characterful windows and beams which we just know you'll love! The house enjoys flexible commoditising and a total of three luxurious bathrooms sure to make you feel you're staying at a boutique country hotel! Outside, the gardens are a triumph as vast lawns are encased in privacy and maturity no matter which way you gaze!

Somerford is an affluent rural hamlet on the outskirts of Congleton being perfectly located for all the amenities you could need via the bustling town and its various villages and also in proximity of excellent schools at primary and secondary level. For the commuter, the A34 and M6 motorway are within a short drive and Manchester airport can be reached within approx 30 minutes. An internal viewing of this property is essential to witness the truly unique lifestyle on offer!



1ST FLOOR
1599 sq.ft. (148.5 sq.m.) approx.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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The Property Ombudsman

