



The Homestead Congleton Road,
Offers In Excess Of £420,000


Reeds Rains
• Since 1868 •

www.reedsrains.co.uk

The Homestead Congleton Road, Mow Cop, Staffordshire

Offers In Excess Of £420,000

A magnificent detached farm cottage which stands within approximately 1.58 acres, with stables for two horses, a tack room, two fence and post paddocks and a detached garage. It nestles amongst the idyllic countryside and enjoys some of the most splendid views that can be seen locally, with panoramic views of the 'Cheshire Hills' and the Staffordshire Moorlands including 'The Roaches' and 'The Peak District National Park'. Mow Cop is a beautiful rural village which straddles the Cheshire and Staffordshire border. It sits beneath a sixty five foot rock feature called the Old Man O'Mow and the folly of a eighteenth century ruined castle, which shapes the horizon and is now under the management of the National Trust. It is by no means isolated and provides excellent access of the North West Motorway networks with nearby junctions at Sandbach or Holmes Chapel. Trunk roads provide a link between Stoke-On-Trent and Manchester, as does the local railway station at nearby Congleton which lies on the West Coast Main Line. This extended home has been finished with white rendered elevations and features beautifully modernised accommodation with four separate receptions areas and the addition of a large conservatory. There is also a separate utility room and adjoining downstairs shower room. The first floor landing gives access to the refitted family bathroom and four bedrooms with a well appointed refitted master ensuite shower room. The master and two of the guest bedrooms boast extensive fitted wardrobes. This property is anticipated to be of considerable interest to equestrian enthusiasts and closer inspections are highly recommended. Total floor area extends to approximately 1593 square foot (as recorded on the 'Energy Performance Certificate' dated 01/06/15). EPC Grade = E

GROUND FLOOR

ENTRANCE HALL

Dual aspect PVC double glazed windows and a PVC frosted double glazed access door. Radiator. Tiled floor.

LIVING ROOM

4.52m x 4.37m (14'10" x 14'4")

Dual aspect PVC double glazed window. Wall mounted contemporary electric fire. Radiator.

UTILITY

PVC frosted double glazed window. Good range of wall and base units with oak style butcher block work surfaces that incorporate a stainless steel sink unit with mixer tap. Space and plumbing for a washing machine and condenser tumble dryer. Partially tiled walls and a tiled floor. Oil fired central heating boiler.

SHOWER ROOM

PVC frosted double glazed window. Suite comprising of a close coupled WC, pedestal wash basin and an enclosure with a wall mounted electric shower. Extractor fan.

Radiator. Electric shaver connection. Complementary tiled walls and a tiled floor.

KITCHEN

3.05m x 2.49m (10'0" x 8'2")

PVC double glazed window. Refitted range of wall, drawer and base units with oak style butcher block work surfaces that incorporate a one and a half bowl stainless steel sink unit. Under pelmet lighting. Partially tiled walls and a quarry tiled floor. Integrated double oven, four ring hob and a stainless steel extractor hood. Built in dishwasher, fridge and freezer. Built in storage cupboard.

BREAKFAST ROOM

3.61m (Maximum) x 2.26m (Maximum) (11'10" (Maximum) x 7'5" (Maximum))

PVC double glazed window. Power and aerial connection for a wall mounted television. Radiator. Laminate wood flooring.

SITTING ROOM

3.58m x 3.56m (11'9" x 11'8")

PVC double glazed window and PVC double glazed French doors opening to the Conservatory. Recess with a tiled hearth housing the wood burning stove. Exposed beams. Radiator. Laminate wood flooring.

DINING ROOM

3.78m x 3.63m (Maximum) (12'5" x 11'11" (Maximum))

Two PVC double glazed windows. Exposed beams. Feature stone inglenook fireplace. Radiator. Laminate wood flooring.

CONSERVATORY

7.29m x 2.69m (23'11" x 8'10")

PVC double glazed dwarf wall conservatory with a glass roof and French doors opening to the outside patio. Power sockets. Laminate wood flooring.

FIRST FLOOR

LANDING

PVC double glazed window. Exposed beam. Radiator.

MASTER BEDROOM

4.98m (Front Wardrobe) x 4.37m (Maximum) (16'4" (Front Wardrobe) x 14'4" (Maximum))

Two low level PVC double glazed windows. Fitted oak style wardrobes and storage cupboards. Radiator. Access to the Ensuite.

ENSUITE

PVC frosted double glazed window. White suite comprising of a close coupled WC, pedestal wash basin and a corner enclosure with a wall mounted electric shower. Complimentary tiling. Extractor fan. Electric shaver socket. Radiator.

BEDROOM TWO

3.63m x 3.07m (Front Wardrobe) (11'11" x 10'1" (Front Wardrobe))

Dual aspect PVC double glazed windows. Built in pine fitted wardrobes and storage cupboards. Exposed beams. Radiator.

BEDROOM THREE

3.10m (Maximum) x 2.82m (Maximum) (10'2" (Maximum) x 9'3" (Maximum))

PVC double glazed rear window. Fitted wardrobes and drawers. Exposed beams. Radiator.

BEDROOM FOUR

3.58m (Maximum) x 2.34m (11'9" (Maximum) x 7'8")

PVC double glazed rear window. Exposed beams. Radiator.

BATHROOM

PVC frosted double glazed window. Three piece white suite comprising of a panel bath with a wall mounted electric shower and screen, recessed WC and wash basin in a white high gloss cabinet. Extractor fan. Electric shaver connection. Radiator. Airing cupboard.

DETACHED GARAGE

Oversize detached sectional garage with an up and over door.

STABLING BLOCK

Detached stabling block of timber construction with a pitched roof. Two stables and a tack room.

FLOORPLAN



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

