



Hawthorne Cottage, Congleton Road Talke, ST7 1LW

- A STUNNING UNIQUE DETACHED RESIDENCE
- LUXURY SPECIFICATION THROUGHOUT
- SITS ON PLOT OF 1,800 SQ METRES
- THREE BEDROOMS, CHARACTER PROPERTY
- THREE RECEPTION ROOMS
- LARGE PLOT WITH STUNNING GARDENS
- TWO GARAGES, LARGE DRIVEWAY, GATED ACCESS
- MODERN KITCHEN & BATHROOM

£360,000





Property Description

INTRO

Shaw's & Company have the true pleasure of presenting you a rare and unique opportunity to acquire a once in a lifetime DREAM home! This absolutely stunning property boasts a perfect balance of modern and character features throughout, and sets on a wonderful plot with incredible gardens to the front side and rear, a courtyard, large driveway and two garages. The whole site sits on approx 1,800sq metres with the house being across approx 700sq metres. The original house was built in the 1860's but has newly been refurbished and re-modeled to a wonderful specification, the accommodation comprises three reception rooms, updated cloaks/w.c, a modern fitted kitchen, rear porch/conservatory, and to the first floor are three bedrooms and an updated lovely bathroom suite. Newly fitted UPVC double glazing windows and doors throughout and gas central heating with new radiators and pipework, replastered throughout etc. Viewing imperative to appreciate this magical property and grounds!



ADDITIONAL NOTES

The property benefits from being recently replastered to a high quality throughout all walls and ceilings, along with all new decor. New carpets and underlay (where fitted) with cleaned up original flooring beneath. All UPVC windows and doors have been newly replaced. The Potterton combi boiler has been serviced and includes all new radiators and pipework throughout. All fireplaces have been delicately refurbished with a high level of care. The kitchen, bathroom and ground floor cloaks/w.c are all newly fitted suites. The gardens have had an overhaul and boast an immaculate presentation which wraps around the whole property.



DIRECTIONS

Please use postcode ST7 1LW for Sat Nav/Google Maps. From Cedar Avenue in Kidsgrove, at the junction past the Co-Op, turn left into Congleton Road, where the property can be found on the right hand side (No For Sale board).

ACCOMMODATION

RECEPTION ROOM ONE

12' 10" x 11' 8" (3.91m x 3.56m)

This stunning entrance reception 'Blue Room' features an open log fireplace with surround. Front composite entrance door with stained glass window above. Window to the front. Radiator. Karndean flooring. High skirting boards. A portable Hive thermostat controls the heating from any room.



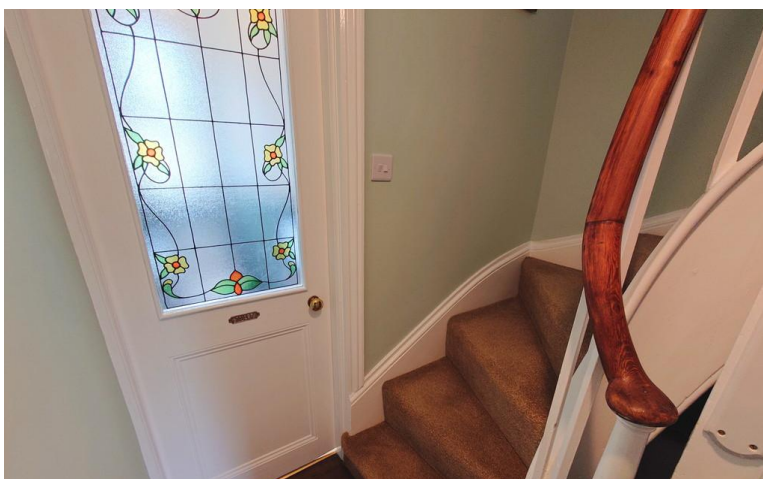
INNER HALL

Staircase to the first floor with useful understairs open storage area beneath.

CLOAKS/W.C

6' x 2' 8" (1.83m x 0.81m)

With a stunning original stained glass door. An updated suite with low level W.C, mini wash hand basin, chrome towel radiator and a frosted window to the side. Part tiled walls.



DINING ROOM

12' 10" x 11' 1" (3.91m x 3.38m)

With a stunning feature fireplace, open log fire and surround. Double composite doors to the side overlooking the beautiful gardens and with a view towards Mow Cop Castle. Window to the porch/conservatory. Original flooring. Radiator. High skirting boards. Opens to:



LOUNGE

12' 10" x 10' 8" (3.91m x 3.25m)

A feature refurbished multi fuel fireplace and original surround. Window to the front. Radiator. High skirting boards. The original flooring still remains beneath the underlay/carpet.

KITCHEN

14' 3" x 9' 7" (4.34m x 2.92m) reducing to 5'11"

Entered via the original stained glass door - A stunning newly fitted kitchen with base and wall mounted cupboard units, and sparkling glitter worksurfaces above. Windows to the side and rear. Single drainer sink unit. Space for tall standing fridge freezer. Space and plumbing for washing machine. Original tiled flooring. Chrome towel radiator. Potterton gas combi boiler (please note all radiators and inclusive pipework have been newly replaced).



PORCH/CONSERVATORY

15' 7" x 6' 7" (4.75m x 2.01m)

A rear entrance with two UPVC doors to the garden, and windows set on a dwarf wall, with tiled floor. Perspex roof. Original door leads into the kitchen. An ideal room with multiple uses.

FIRST FLOOR LANDING

Access to the loft, being boarded and insulated. A useful storage cupboard. Window to the rear garden allowing plenty of natural light.



BEDROOM ONE

12' 9" x 11' 11" (3.89m x 3.63m)

Window to the front with feature oak sills, radiator. Coving to the ceiling. High skirting boards. The original flooring still remains beneath the underlay/carpet.

BEDROOM TWO

11' 11" x 10' 10" (3.63m x 3.3m)

Window to the front with feature oak sills, radiator. Coving to the ceiling. High skirting boards. The original flooring still remains beneath the underlay/carpet.



BEDROOM THREE

12' 10" x 7' 6" (3.91m x 2.29m)

Window to the side with feature oak sills, and beautiful views of the garden and Mow Cop Castle beyond! Radiator. Coving to the ceiling. High skirting boards. The original flooring still remains beneath the underlay/carpet.



BATHROOM

7' 9" x 6' (2.36m x 1.83m)

A beautifully refurbished suite with velux window, panelled bath with mains pressured shower, low level W.C and wash hand basin. Tiled walls. Cushion flooring. Chrome towel radiator.

EXTERNALLY

FRONTAGE

The property is access from the main road via a wrought iron gate, with a paved pathway to the front door. To the side of the property provides access through a double iron gate leading to the excellent sized gravelled stone driveway with plenty of parking for multiple vehicles. With shrub borders, hedges and beautifully maintained laid to lawn gardens to the front, this must be seen to be fully appreciated! Leading to:

SIDE & REAR GARDENS

With superbly presented and excellent sized laid to lawn gardens, this truly is a haven for family's to get lost in! Featuring excellent grounds, which stretch from the front, side and rear, with a lovely view towards Mow Cop Castle, the property currently boasts vegetable patch sections, a small pond and leads to a beautiful little courtyard area being gravelled stone and leading to the rear entrance. An original log shed brick built store building.



GARAGE ONE

17' 8" x 15' 8" (5.38m x 4.78m)

A brick built garage with newly fitted roof. Two front entrance doors (one up and over, one side opener). Window to the side.

GARAGE TWO

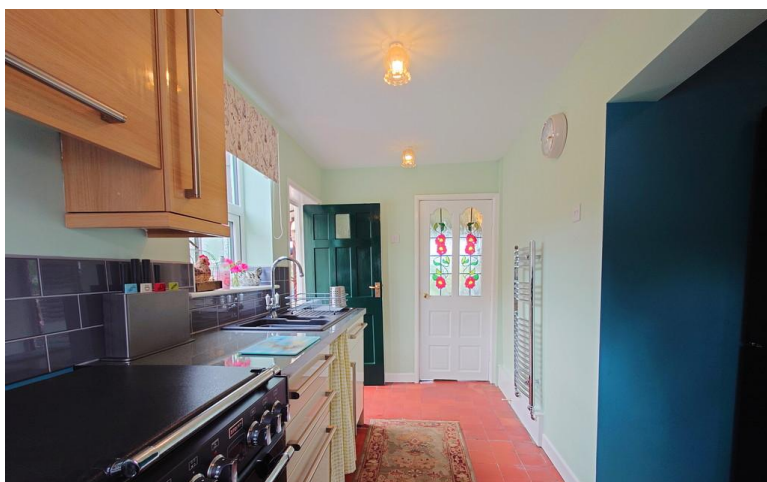
20' 11" x 12' 1" (6.38m x 3.68m)

A brick built garage with newly fitted roof and feature original timber entrance. Two windows to the side.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.







FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

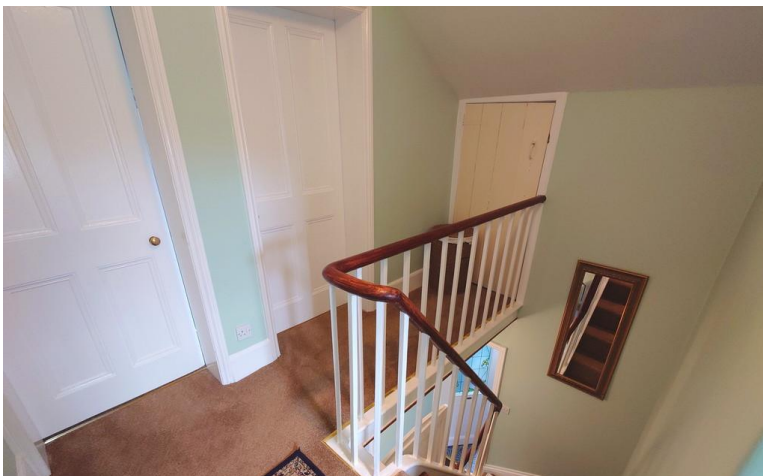
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 61D Potential: 83B

Please note that all the recent refurbishments works on the property have been carried out since this EPC was issued.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements