



38 Wood Street

Mow Cop, ST7 3PE



Offers in excess of £499,500

Here at Carters, we are honoured to welcome to the market this magnificent, and flawlessly presented four double bedroom, detached stone cottage situated in the heart of Mow Cop, which is on the Staffordshire/Cheshire border.

Prepare to be amazed as you take a look around this impeccably presented family home, which has undergone a full renovation over recent years with no expense being spared on top quality fixtures and features. Upon entering the property through a porch/cloakroom you are then welcomed into a large entrance hall which leads off into a utility room, wet room and then the hub of the home is towards the rear. The kitchen/diner/family room is utterly breathtaking, with solid oak flooring and over-sized patio doors and windows providing stunning views out towards the Cheshire plain, perfect for watching the sunrise/sunset whilst you relax in the snug next to the log burner. The kitchen area is beautiful and benefits from a new modern cottage style kitchen with quartz worktops, porcelain floor tiles, a Belfast sink and integrated appliances. Additionally, there is a large separate living room with a log burner. Heading upstairs, there is a luxurious family bathroom which provides a four piece suite including a freestanding, roll top, claw foot bath and an oversized shower enclosure. There are also four double bedrooms to enjoy, two of which boast en-suite shower rooms, each with their own unique design.

Externally to the front, you have a wide driveway with ample off-road parking for three vehicles plus a large, detached garage for any extra storage needs. The private rear garden is simply stunning and provides the perfect entertaining space with a patio area and a lawn area to sit and soak in the spectacular views. Mow Cop is a beautiful and friendly village, only a 45-minute drive from Manchester. Famous for The Killer Mile and Mow Cop Castle, with great local schools, stunning countryside walks, lovely local pubs and tight knit community.

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Porch

UPVC double glazed entrance door and side light to the front elevation.

Entrance Hall

UPVC double glazed entrance door to the front elevation.
Recessed ceiling down lighters. Modern vertical radiator. Solid oak flooring.

Utility Room

10'08 x 7'01 (3.25m x 2.16m)
UPVC double glazed window to the front elevation.
Modern wall and base units with wooden work surfaces and a stainless steel inset sink, mixer tap and drainer. Space and plumbing for a washing machine and dryer. Recessed ceiling down lighters. Radiator. Tiled floor.

Wet Room

UPVC double glazed window to the side elevation.
A modern suite which comprises of a walk in shower with a rainfall shower head, a handheld shower head, a wall mounted hand wash basin and a low level WC with 'Smart' bidet seat. Recessed ceiling down lighters. Extractor fan. Fully tiled walls. Matte black vertical radiator.

Kitchen/Dining Area

38'08 x 11'08 (11.79m x 3.56m)
Dining Area/Family Room- Oversized UPVC double glazed sliding patio doors to the rear elevation. A feature multi-fuel log burner with a slate tiled surround. Solid oak flooring.
Kitchen- Two UPVC double glazed window to the rear elevation. A range of modern wall, drawer and base units with Quartz worktops and an inset Belfast sink with mizer tap. A built in double electric oven. A breakfast island with a four ring induction hob and a built in extractor fan. Integrated dishwasher, fridge/freezer, and kitchen waste cupboard. Space for a large fridge/freezer. Recessed ceiling down lighters. Two modern anthracite vertical radiators. Porcelain tiled flooring.

Living Room

21'06 x 12 (6.55m x 3.66m)
Three UPVC double glazed windows to the front elevation and a UPVC double glazed window to the side elevation.
Multi-fuel log burner with natural wooden beam mantle, a stone hearth and surround. Two radiators.

First Floor Landing

Recessed ceiling down lighters. Storage cupboards. Radiator.

Family Bathroom

UPVC double glazed window to the rear elevation.
A four piece modern suite comprising of a corner shower enclosure with a wall mounted shower, a free-standing roll top bath with claw feet and a hand-held shower, an oversized vanity hand wash basin unit and a recessed WC. Solid oak shelves. Partially tiled walls. Chrome heated ladder towel rail. Extractor fan. Recessed ceiling downlighters. Solid oak flooring.

Bedroom One

11'07 x 13'02 (3.53m x 4.01m)
UPVC double glazed window to the rear elevation.
Feature paneling. Modern horizontal radiator. Modern vertical, floor to ceiling radiator. Access to WC.

Ensuite

UPVC double glazed window to the rear elevation.
A modern suite which comprises of a shower enclosure with wall mounted shower, a vanity hand wash unit, a recessed WC. Tiled walls. Matte black vertical heated towel rail. Recessed ceiling down lighters. Extractor fan. Laura Ashley tiled floor.

Bedroom Two

12'11 x 12'10 (3.94m x 3.91m)
Two UPVC double glazed windows to the front elevation and one to the side.
Modern horizontal radiator. Modern vertical radiator. Access to WC.

Ensuite

UPVC double glazed window to the side elevation.
A modern suite which comprises of a shower enclosure with wall mounted shower, a vanity hand wash basin unit and a recessed WC. Recessed ceiling down lighters. Extractor fan. Matte black vertical heated towel rail. Partially tiled walls. Tiled flooring.

Bedroom Three

12'10 (max) x 12 (max) (3.91m (max) x 3.66m (max))
UPVC double glazed window to the front elevation.
Radiator.

Bedroom Four

12'05 x 9 (3.78m x 2.74m)
UPVC double glazed window to the front elevation.
Wooden double glazed window to the rear.

Exterior

To the front, you have a wide driveway with ample off road parking for three vehicles plus a large detached garage.
To the rear, there is a paved patio area, sleeper borders with seasonal shrubbery and plants, privacy fencing with the rest of the garden being laid to lawn.

Garage

12 x 16 (3.66m x 4.88m)
Up and over door to the front elevation.
Wooden entrance door and window to the rear.

Additional Information

We are led to believe the property is freehold and Council tax band E.

Services

The main services of gas, electric, water and drainage are all connected to the mains.
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



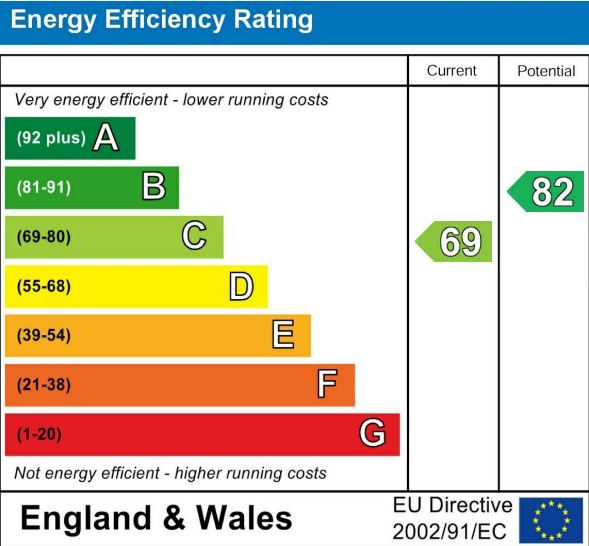
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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