



## 28 Church Lane

Mow Cop, ST7 4LY



**Price £299,950**

Nestled on Church Lane in the charming village of Mow Cop, this immaculately presented, show home ready semi-detached family home, which has been substantially extended and has stunning picturesque views over Mow Cop and the Peak District.

As you enter, you are welcomed via the entrance porch into a living room that features a delightful multi-fuel burner, perfect for cosy evenings. The Heart of this Home is the stunning extended open plan kitchen / family room / dining space which boast bi folding doors, Velux roof lights, Swedish Contura log burner, integrated high specification and natural hard wood finishes. Far reaching open countryside views can be enjoyed from the dining space and the patio area. This area is perfect for entertaining or simply enjoying the tranquil scenery. The ground floor also includes a convenient utility room and a well-placed W/C, adding to the practicality of the home. Upstairs, you will find three comfortable bedrooms, two of which are doubles and recently decorated, along with a family bathroom, ensuring ample space for relaxation and privacy. Outside, the property benefits from off-road parking for two vehicles, a spacious rear garden, and breath-taking far-reaching views over the stunning Peak District countryside. The semi-rural location provides access to picturesque walks, with the iconic Mow Cop Castle which is on your door step.

This delightful home is not only a sanctuary of comfort but also a gateway to the natural beauty that surrounds it. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress.



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## Porch

UPVC double glazed windows to the front and side elevation. UPVC double glazed french patio doors to the front elevation. Original quarry tiled flooring.

## Entrance Hall

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Radiator. Stairs to the first floor. Laminate flooring.

## Living Room

13'5 x 11'10 (4.09m x 3.61m)

UPVC double glazed bay window to the front elevation. Feature multi fuel burner with a slate hearth and a local stone mantle. Radiator. Built in storage cupboards either side of the chimney breast. Under stairs storage. Television point.

## Kitchen Area

13'5 x 11'6 (4.09m x 3.51m)

A selection of contrasting complimentary wall, drawer and base units. Quartz work surfaces with up-stands. Built in electric oven with five ring gas hob and built in extractor hood. Integrated fridge, freezer and dishwasher. Built in wine cooler and bin. Island with Quartz work surface and a Belfast sink featuring a Bristan boiling water tap, and a double USB and plug socket built discreetly into the island. Partially tiled walls. Fixed wine rack on the wall. Tiled flooring with under floor heating. Rose gold kick boards. Ash architraves and solid oak doors.

## Dining / Family Area

13'9 x 17'0 (4.19m x 5.18m)

Double glazed aluminum powder coated bi folding five panel doors to the rear elevation. Three composite double glazed windows to the side elevation. Three velux roof windows.

Feature Swedish Contura log burner. Recessed ceiling down lighters. Ash ceiling beam with feature lighting. Two USB sockets. Ash skirting boards. Tiled flooring with under floor heating.

## Utility Room

5'7 x 4'1 (1.70m x 1.24m)

Double glazed composite entrance door to the side elevation.

Wall mounted units. Work surfaces. Space and plumbing for a washing machine and dryer. Ash architraves and solid oak door. Tiled flooring with under floor heating.

## W.C

UPVC double glazed window to the side elevation.

Low level W/C, and a wall mounted wash hand basin. Heated towel rail. Ash architraves and solid oak door. Tiled flooring with under floor heating.

## Stairs and Landing

UPVC double glazed window to the side elevation.

Loft access with ladder, boarded and lighting.

## Bedroom One

12'1 x 10'7 (3.68m x 3.23m)

UPVC double glazed window to the front elevation. Radiator.

## Bedroom Two

10'11 x 9'1 (3.33m x 2.77m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

7'4 x 5'0 (2.24m x 1.52m)

UPVC double glazed window to the front elevation. Radiator.

## Bathroom

7'1 x 6'0 (2.16m x 1.83m)

UPVC double glazed window to the rear elevation.

Fitted suite comprising of a P shaped panelled bath with a wall mounted shower above, Vanity wash hand basin and a low level W/C. Partially tiled walls. Heated towel rail. Tiled flooring.

## Externally

To the front of the property there is a gravel garden with plants and shrubs. The block paved driveway provides off road parking with gates to the side with further parking. The rear is a secure enclosure and south facing, with a pretty Indian stone patio area and steps down to the lawned garden. There are many features to the garden which include, a cherry blossom tree,

a wildlife garden and pond which is British bee and butterfly friendly, raised beds with oak repurposed railway sleepers, a native British plant and herb patch, and a sparrow colony nest box. It also benefits from a log store, compost bin, coal bunker, two water butts, shed, outside tap, two power sockets and feature wall lighting. If that wasn't enough you can enjoy the surroundings with far reaching views over the Peak district and countryside.

## Additional Information

Freehold.  
Council Tax Band B.

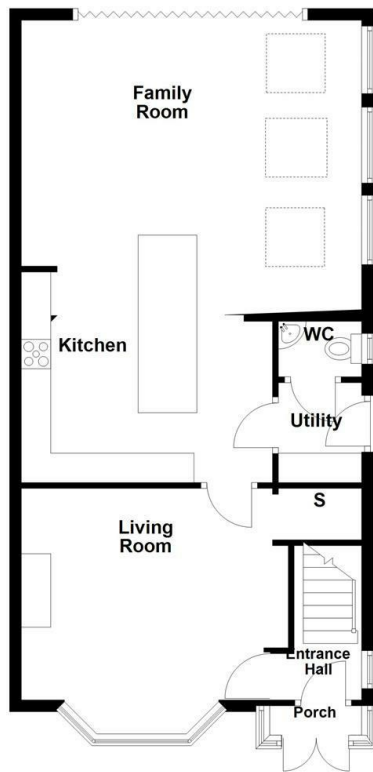
Total Floor Area TBC square meters / TBC square feet.

## Disclaimer

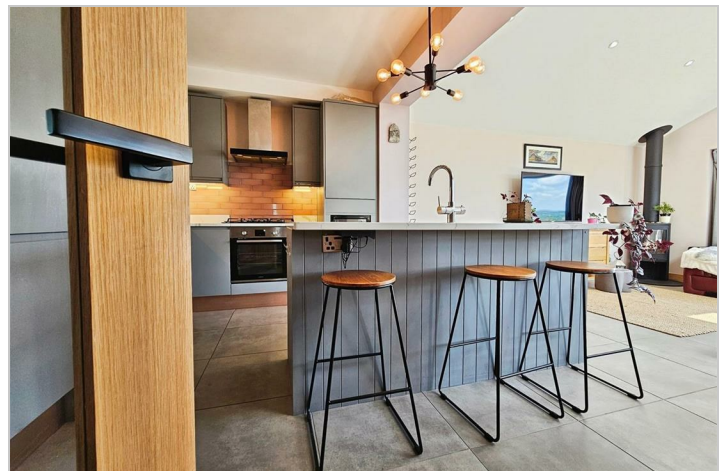
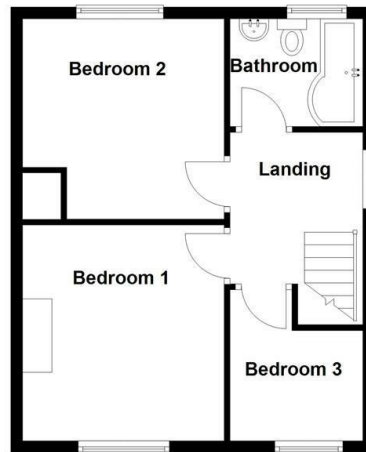
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Tel: 01782 470391

Ground Floor



First Floor





Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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