



1 SHANNOCK COTTAGES, GIANTSWOOD LANE,
HULME WALFIELD/SOMERFORD BOOTHS, CW12

£460,000



STEPHENSON BROWNE

*****OFFERED FOR SALE WITH NO ONWARD CHAIN*****

Stephenson Browne is proud to present this absolutely stunning and unique four/five-bedroom property boasting impressive features throughout and offering exceptionally spacious internal accommodation.

The fabulously private plot is located on a quiet country lane with very few neighbouring properties. Situated within open countryside yet less than five minutes' drive from local shopping areas at West Heath and Congleton, there is easy access to takeaways, post office, pharmacy, vets and supermarkets. Even closer are local country pubs serving some excellent food.

Both occupants work from home and benefit from newly fitted broadband fibre and the associated excellent internet service. The central heating system has been converted from oil-fired to a modern electric boiler which services a hot water tank and radiators, providing improved efficiency.

Internally the property has been recently finished to a very high standard having gone through significant renovation throughout and is ready to move into. A newly-built external porchway welcomes you into the entrance area that opens into the cosy, bright and well-proportioned living room featuring a splendid wood-burning stove.

From here you move into the beautiful hub of this home the light and spacious open plan living/dining/kitchen with a modern fitted kitchen, additional pantry area and WC. To the rear, two sets of double French doors open onto the beautiful garden and fields beyond.

The current vendors have converted the garage into a separate utility room and another cosy reception room. Currently used as a study with a double sofa bed to provide a fifth bedroom, there are multiple other functions possible given the separate access front and back.



To the first floor is a landing with split stairs to all accommodation comprising a large master bedroom with newly added ensuite, two double bedrooms, a further smaller bedroom and a family bathroom.

The fourth bedroom now has a built-in reinforced desk which doubles as a low single bunk bed making the most of this box room which is mainly used as a study due to both occupants requiring work space.

Externally to the front of the property are hedged borders with a gated block-paved driveway newly configured to provide off-road parking for multiple cars and a newly-built open porch. There is also a new bike shed with room for two full-sized bikes.

To the rear is a large and private lawned garden with a brick-built barbeque and two generous stone-paved patios, one being at the bottom of the garden with ample space for seating and dining, overlooking the fields beyond. This quiet and peaceful area includes a picturesque summer house fully equipped with light and power.

The vendor states that this patio enjoys full sunshine all summer from early morning to sunset, with respite from the heat either on the other patio or in the shade under the old apple and plum trees, which bear plentiful fruit to enjoy.

Entrance Hall

Entrance door with opaque stained glass panels, tiled flooring, radiator and stairs to first floor accommodation.

Living Room

14'2" x 13'8"

Feature fireplace with wood-burning stove, stone hearth and surround, under stairs full-height storage cupboard with shelving, TV aerial cable, UPVC double-glazed window to the front elevation, three wall lights and radiator.

Open Plan Living/Dining/Kitchen

21'5" x 20'4" max

The main event... bright and spacious open-plan area perfect for parties and gatherings!

Fitted with a modern kitchen comprising wall and base units with granite work surfaces over and including breakfast bar facility.

Built-in dishwasher and larder fridge. Stainless steel 1.5 sink with granite drainer, Stoves electric triple-oven range with ceramic five-ring hob, stainless steel extractor hood over, tiled splash backs, under and over cabinet lighting, radiator.

Beautifully restored solid oak flooring throughout the whole room, downlighter spots, two sets of UPVC double-glazed French doors to the rear elevation with full length windows to each side, overlooking delightful garden and fields beyond. Additional UPVC double glazed window to the rear/side. Two further radiators. TV aerial cable.

Pantry Area

6'2" x 4'7"

Open to the rest of the kitchen area the pantry area has a matching wall and base drawer unit with work surface over and space for fridge/freezer, tiled splash backs and flooring.



Downstairs WC

4'7" x 2'7"

Two piece white suite comprising low level WC and wall mounted hand wash basin with tiled splash back, tiled flooring and radiator.

Utility Room

8'9" x 8'2"

A new conversion providing a separate utility room with wall and base units and work surface over, composite sink with drainer, space for fridge/freezer, space for stackable washing machine and dishwasher, tiled splash backs, laminate flooring, UPVC double-glazed door to the rear elevation leading to the garden and UPVC double glazed window to the side elevation. Traditional wood and cast iron pulley maid.

Study/Fifth Bedroom

11'4" x 8'9"

Also part of the conversion this room has multiple uses and is currently a study/fifth bedroom. UPVC double-glazed French doors to the front elevation, UPVC double glazed window to the side elevation and radiator.

Landing

Split stairs with access to all first floor accommodation. Downlighter spots.

Master Bedroom

17'6" x 12'7"

Two UPVC double-glazed windows to the rear elevation with stunning views across open fields, oak flooring and two radiators. Two double wardrobes, High level electrical socket and TV aerial cable for a wall-mounted TV.

En Suite

6'10" x 4'5"

A recent addition to the property, there is a newly fitted suite with low level WC, pedestal hand wash basin, double shower cubicle with double shower heads, fully tiled throughout with downlighter spots, laminate flooring and towel radiator.

Bedroom Two

10'6" x 10'3"

UPVC double glazed window to the front elevation, laminate flooring and radiator.

Bedroom Three

10'8" x 9'4"

UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, downlighter spots, laminate flooring and radiator.

Study/Bedroom Four

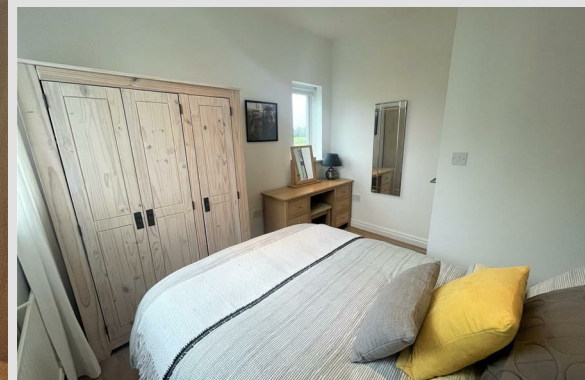
6'5" x 5'11"

The vendors have made incredibly good use of this space by adding a fitted wooden desk, reinforced to double up as a single low level bunkbed with step ladder. UPVC double-glazed window to the front elevation, downlighter spots and radiator.

Bathroom

9'3" x 6'2"

Stunning bathroom comprising low level WC, vanity hand wash basin with cupboard below and wall-mounted mirrored cabinet, bath with double head shower over and glass shower screen, tiled bath panel with inset lighting, tiled flooring, part-tiled walls, downlighter spots, wide towel radiator, UPVC double glazed window to the rear elevation with breath-taking views across open fields.



Externally

To the front of the property:
Gated block-paved driveway with hedged borders. Parking for multiple cars.
Bike shed for two full-sized bikes. Outside tap, outside electrical socket.
Outside porch with two wall lanterns.
To the rear of the property:
Lawned garden with two stone-paved patios.
Outside tap. Several outside electrical sockets and low level lighting. Wall lantern outside back door.
Brick-built barbecue
Wooden Summerhouse with lighting and double electrical socket.
Borders consist of wooden fencing and an original hedgerow, kindly maintained by the local farmer.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

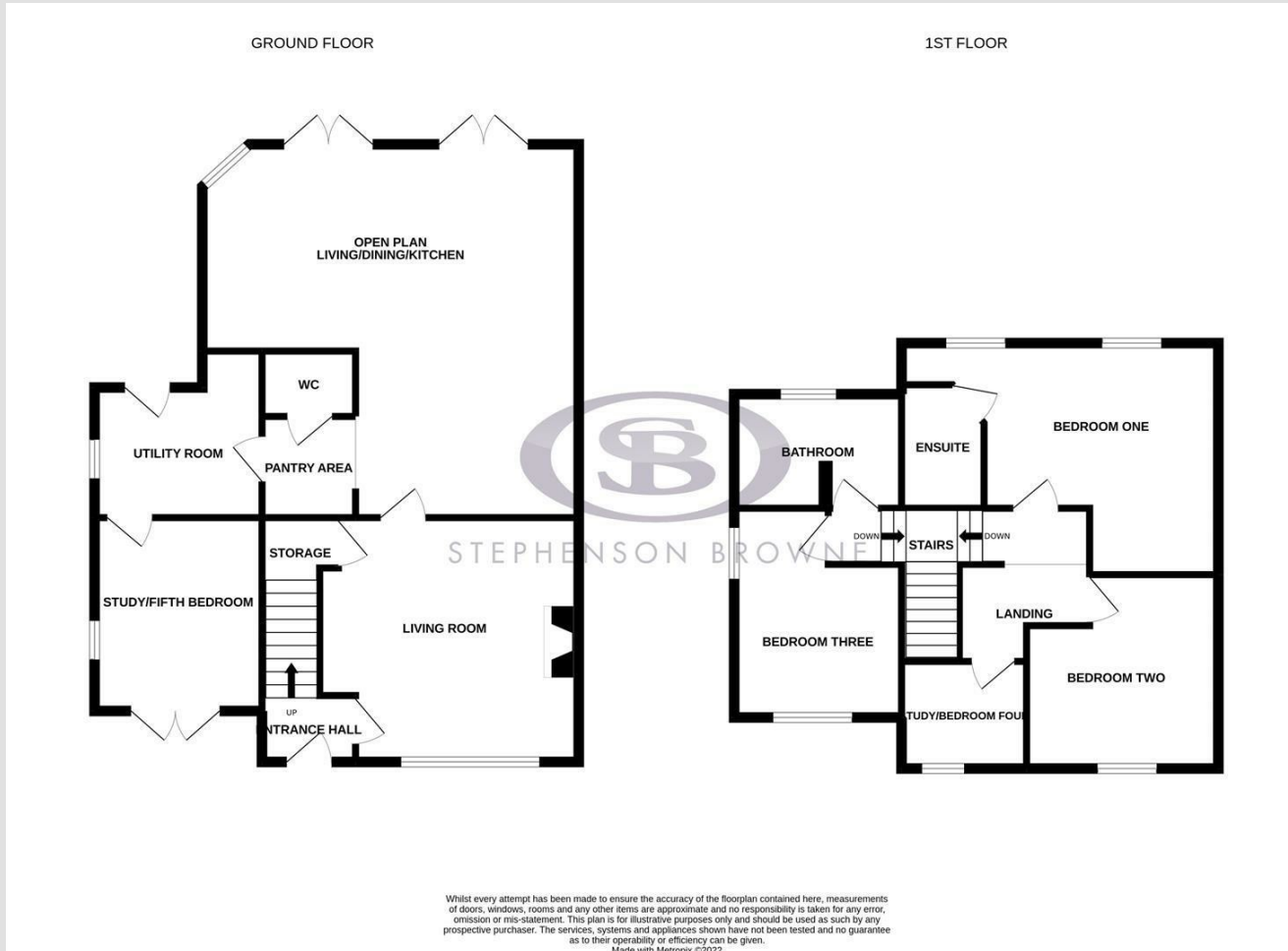
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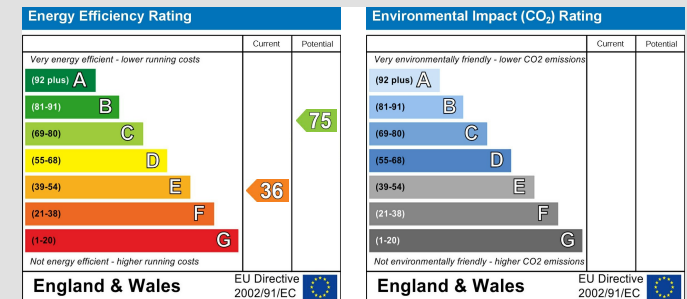




Floor Plan



Area Map



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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