



CROFT HOUSE PEEL LANE, ASTBURY,
CONGLETON, CW12 3NQ

£875,000



STEPHENSON BROWNE

'Croft House' the property that offers a rare opportunity to own a spectacular detached family home, set with approximately 1.3 acres of land, in the highly sought after village of Astbury. Its location provides a tranquil and picturesque setting nestled in the heart of Cheshire's Countryside with neighbouring fields beyond, you will find Astbury village located just a stone's throw away along with the exclusive Astbury Golf Club.

Leading up to the property you are welcomed via electronic double gates leading down the long, gravelled driveway. Internally the property provides generous, well-maintained accommodation throughout, offering versatile living, suitable for a variety of buyers also giving the opportunity to make the property your own.

The ground floor comprises of a light entrance hall, giving access into the front dining room, bar area, lounge, garden room, open plan kitchen opening into family room with utility, WC and downstairs wet room with an at home Swedish Style Sauna. This room leads out onto a timber framed pergola with space to house an outdoor hot tub!

To the first floor are five good sized bedrooms the Master benefitting from its own Ensuite, built in wardrobes and Juliette balcony with the second bedroom also have access to its own Ensuite with an additional separate shower room.

The extensive grounds comprise of ample off-road parking leading to a triple detached garage, with further space for parking internally, or to be used as workshop dependant on your needs. There is also an upper floor, with staircase, perfect for storage. Additionally, there is another separate building currently set up as two office spaces with WC, with the option to transform into a variety of uses, including one bedroom annexe, gym etc. The surrounding gardens are mostly laid to lawn, with an abundance of nature and mature greenery, also including a serene pond with central island and a raised swimming pool.



Internally and externally, the property is the perfect set up for hosting family and friends, with the option for any potential buyer to extend or reconfigure subject to the relevant planning permission. All in all, a fantastic property, with many outstanding selling features and huge potential!

GROUND FLOOR

Entrance Hall

External entrance door into property, two UPVC opaque double glazed windows to either side, providing access to ground floor accommodation and stair access to first floor accommodation, under stair storage, two ceiling light fittings with ceiling rose, central heating radiator, LVT wood flooring.

Kitchen

11'10" x 10'10"

Fitted kitchen comprising wall and base units with work surface over, tiled splashback, inset sink with double drainer and mixer tap, integrated eye level double oven, hob and extractor over, space and plumbing for dishwasher, ample countertop appliance space, power points, ceiling spotlights, heated towel radiator, UPVC double glazed window to the side elevation, laminate wood effect flooring, direct access into the utility room and open plan access into family room.

Family Room

12'4" x 11'10"

UPVC double glazed window to the front elevation, ceiling light fitting with ceiling rose, central heating radiator, laminate wood effect flooring, power points.

Utility

10'2" x 7'4"

Wall and base units with work surface over, space and plumbing for washer and dryer, inset sink with single drainer and mixer tap, ceiling spotlights, laminate wood effect flooring, central heating radiator, power points, external rear door access.

Lounge

27'5" x 19'10"

UPVC double glazed sliding patio doors to the rear elevation and French doors to the side elevation with UPVC double glazed window, log burning stove with log storage, three central heating radiators, laminate wood effect flooring, two ceiling light fittings, two wall light fittings, power points.



Bar/ Entertaining Area

14'4" x 11'10"

Brick constructed bar with Quartz surface with space below, ceiling light fitting with ceiling rose, central heating radiator, laminate wood flooring, power points.

Garden Room

20'3" x 12'5"

Brick constructed with UPVC double glazed windows to all aspects onlooking the picturesque lake, French doors leading out onto the patio, two double glazed skylights, ceiling spotlights, central heating radiator, power points, quarry tiled flooring.

Dining Room

15'8" x 14'2"

UPVC double glazed windows to front and side elevation, central heating radiator, carpet flooring, ceiling light fitting with ceiling rose, power points.

Shower / Sauna Room

10'5" x 7'3"

External door to the rear, Swedish style sauna, wet style shower cubicle with wall mounted electric shower, extractor fan, heated towel rail, tiled flooring, power points.

Downstairs WC

5'6" x 2'10"

Low level WC, hand wash basin with mixer tap, extractor fan, ceiling light fitting, half tiled walls throughout, laminate wood effect flooring.

FIRST FLOOR

Master Bedroom

15'9" x 13'3"

UPVC double glazed window to the rear elevation, French doors to the side elevation on looking the lake with a Juliette balcony, ceiling light fitting, carpet flooring, two built in wardrobes, central heating radiator.

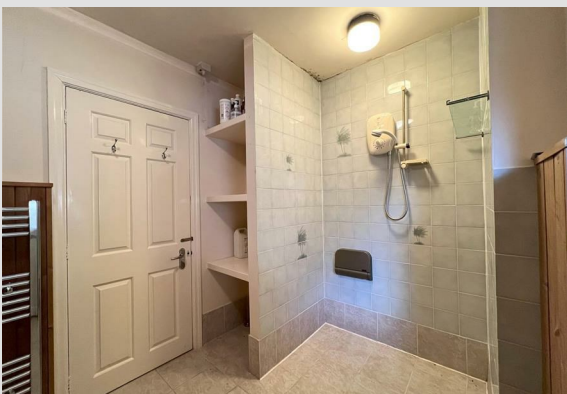
Master En Suite

6'11" x 3'4"

Modern three piece white suite comprising low level WC, vanity unit, walk in shower with glass screen shower door, tiled splashback, fitted shower head and removable shower head, extractor fan, heated towel rail, tiled flooring.

Landing

UPVC double glazed window to the front elevation, providing access into all first floor accommodation, central heating radiator, carpet flooring, ceiling light fitting.



Bedroom Two

13'2" x 11'10"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, double fitted wardrobes, power points.

Bedroom Two En Suite

6'10" x 4'3" max

Stylish three piece suite with low level WC, hand wash basin with mixer tap, walk in shower with sliding glass shower door and removable shower head, tiled walls throughout, tiled flooring, heated towel rail, ceiling spotlights, UPVC opaque window to the side elevation, extractor fan.

Bedroom Three

14'4" x 11'10" max

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Shower Room

6'11" x 3'4"

Modern three piece suite comprising low level WC, vanity unit, walk in shower with glass shower door, fitted shower head and removable shower head, tiled splashback, tiled flooring, heated towel rail, extractor fan.

Bedroom Four

13'7" x 12'3"

UPVC double glazed window to the side elevation, ceiling light fitting, central heating radiator, two double fitted wardrobes, carpet flooring, power points.

Bedroom Five

11'10" x 9'0"

UPVC double glazed window to the side elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

EXTERNALLY



Double Office Space

19'11" x 15'2" / 15'2" x 12'8"

Office One measures at 6.09m x 4.63m includes double glazed sliding patio doors and dual aspect windows, wall and base units with work surface over, inset sink with single drainer and mixer tap, space for under counter appliances, electric heater, LVT flooring, ceiling spotlights, power points, access into WC comprising low level WC, hand wash basin with pillar taps, UPVC opaque double glazed window, extractor fan, wood effect flooring.

Office Two measures at 4.64m x 3.87m with UPVC double glazed external door and window, ceiling spotlights, LVT flooring, electric heater, power points.

Garage

19'8" x 17'6" / 19'8" x 11'0"

Provides power and lighting, the largest part of the garage measure 6.01m x 5.34m with the other side measuring 6.01 x 3.37, provides power and lighting with fob operated electric garage door, there is stair access to the top of the garage providing a perfect storage space.

External Grounds

The plot expands approximately over 1.3 acres offering a generous sized bricked driveway, triple garage, outbuilding offering a variety of uses, shed storage, front and rear lawns, attractive pond, above ground outdoor swimming pool, timber pergola with space and plumbing for an outdoor hot tub. The grounds are surrounded by vast mature greenery making this the ultimate private plot.

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.

Need to Sell?

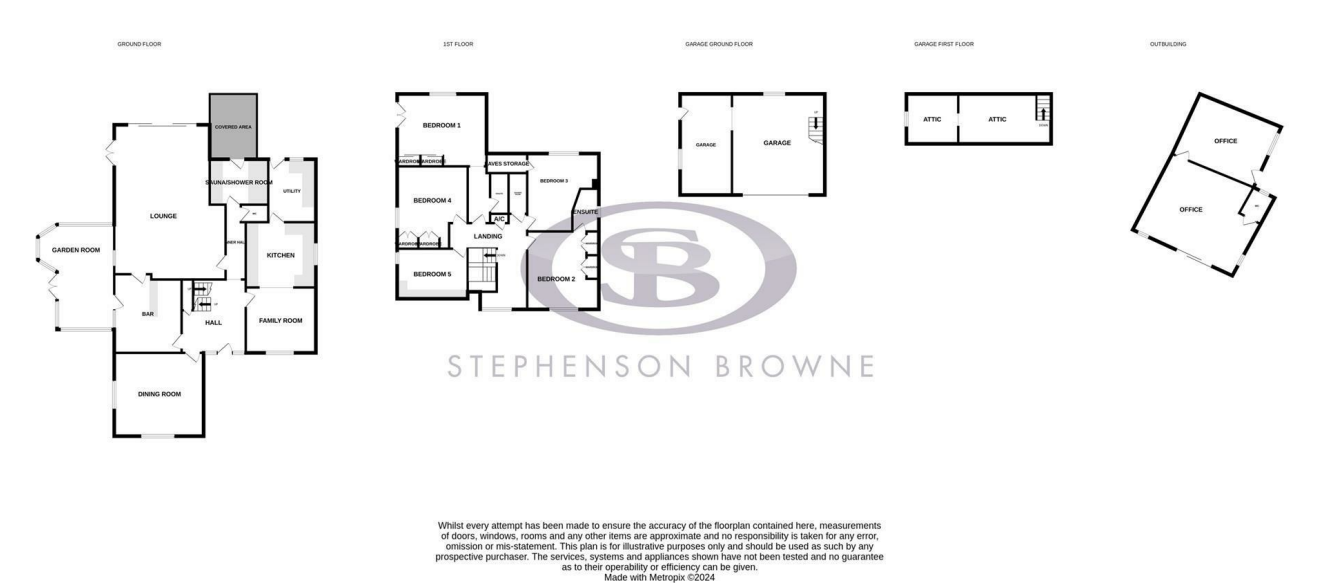
For a FREE valuation please call or e-mail and we will be happy to assist.







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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	