



THE COACH HOUSE MORETON MEADOWS FARM, STONY
LANE, CONGLETON, CW12 4DA

£695,000



STEPHENSON BROWNE

Stephenson Browne are excited to present this extremely rare opportunity, this exceptional, and rather unique semi detached cottage dates all the way back to the late 1800's where it was originally built as a working Coach house and has now been completely transformed into a spectacular home! Still retaining the original cottage feel with a modern twist, this property really is a huge credit to the current owners.

Sitting within a generous size plot and surrounded by picturesque fields, it is the perfect tranquil setting with the benefit of being within walking distance of Congleton Town Centre, Astbury Mere Country Park and the popular village of Astbury with the impressive Glebe Farm. You are also a short drive from numerous good primary and secondary schools, Congleton train station and great commuter links to surrounding towns and cities. A perfect location, providing the best of both worlds to suit all needs.

Internally through the front porch you will find the downstairs WC and a storage cupboard, from here you have the spacious and welcoming reception hallway with under stair storage, providing you with access to all downstairs accommodation and the first floor. Continuing downstairs you have the delightful lounge featuring a bare brick fireplace with a wood burning stove and genuine oak flooring, the separate dining room/sunroom with full view overlooking the garden and fields beyond, complimented by wooden French doors and a stylish fitted breakfast kitchen that will completely blow you away with a separate utility room and sliding glass doors leading out onto the patio area.

To the first floor is a brilliant sized master bedroom with en suite and walk in wardrobe, three further good sized bedrooms, an extensive landing and a luxury spa like four piece suite main bathroom.



Externally the property sits within beautiful laid to lawn gardens bordered by a range of mature trees and bushes giving extra privacy and is surrounded by stunning open countryside. The property is accessed via a private drive (Stony Lane) that leads directly up to the property, to the front is a driveway big enough to fit at least five vehicles followed by a wooden gate that allows entry into the property. The garden space consists of a paved patio area that wraps around the side of the home bordered by potted plants, shrubs and flowers being the perfect place for entertaining and sitting out in the summer months. The garden wraps all the way around the property with the addition of a secret garden area accessed via a wooden archway.

A note to add: Around an acre of land is available to rent adjacent to the property with direct access available.

An early viewing is highly recommended to appreciate what the stunning and unique property has to offer.

Porch
Main front entrance into the property with a built in storage cupboard, direct access into the entrance hall and WC featuring engineered oak flooring, ceiling light fitting.

Entrance Hallway
13'3" x 12'8"
Spacious entrance hall with genuine oak flooring, access into all ground floor accommodation, UPVC double glazed window, cast iron central heating radiator, ceiling spotlights, under stair storage cupboard, stairs to first floor accommodation, ample power points.

Kitchen/Breakfast Room
19'11" x 13'5"
Contemporary fitted kitchen comprising wall and base units with work surface over, built in eye level oven, separate island with cupboards, integrated dishwasher, integrated sink with mixer tap over, induction hob, two ceiling light fittings above the island, space for large fridge freezer, ceiling spotlights, stone effect tiled flooring, UPVC double glazed sliding patio doors, bare brick feature wall, ample power points throughout, direct access into the utility.

Utility Room
13'5" x 6'1"
Useful utility room with fitted wall and base units with work surface over, houses the water tank and oil fueled boiler, space and plumbing for washing machine/dryer, UPVC double glazed window, ceiling spotlights, original flagstone flooring, ample power points, wall mounted shelving.

Living Room
18'9" x 13'3"
Transformed into the perfect living space, complimented with a stunning brick built fireplace including a wood fired log burner this is the perfect room for relaxing also benefitting genuine oak flooring, ceiling spotlights, four UPVC double glazed windows, central heating radiator, ample power points.



Dining Room/Sunroom

13'3" x 9'6"

Currently under renovation this spectacular room has the best view overlooking onto the open gardens surrounded by fields, it is the perfect space to use as a dining area or separate sitting room. There are double glazed wooden French doors to the rear, four UPVC double glazed windows, engineered oak flooring, central heating radiator, ceiling spotlights, power points.

WC

5'6" x 2'10"

Located off the porch, UPVC double glazed window, low level WC, central heating radiator, ceiling spotlights.

Landing

The landing comprises engineered oak flooring, UPVC double glazed window, two cast iron central heating radiators, ceiling spotlights, ample power points, provides access into all first floor accommodation.

Master Bedroom

14'5" x 13'3"

A brilliant sized bright and airy room with a stunning outlook onto the gardens comprising, three UPVC double glazed windows, engineered oak flooring, two wall mounted bedside light fittings, ceiling spotlights, exposed beams, central heating cast iron radiator, ample power points, access into the walk in wardrobe and master En suite.

En Suite

6'3" x 3'10"

Currently under renovation.

Walk in Wardrobe

6'3" x 3'10"

Single ceiling light fitting, fitted shelving and clothes rails.

Second Bedroom

13'8" x 8'6"

Another great sized room with UPVC double glazed window and additional double glazed bulls eye window, carpet flooring, ceiling light fitting, exposed wooden beams, central heating radiator, ample power points.

Third Bedroom

10'5" x 8'5"

Bright room with UPVC double glazed window, carpet flooring, central heating radiator, exposed wooden beams, ceiling light fitting, ample power points.

Fourth Bedroom

9'0" x 8'9"

Bright room with UPVC double glazed window, engineered oak flooring, ceiling spotlights, central heating radiator, exposed beams, ample power points.



Bathroom

8'10" x 5'8"

Luxury four piece suite incorporating a modern low level WC, freestanding bath with matt gold effect mixer tap and removable shower head, countertop basin sitting on wooden shelving with matt gold effect mixer tap, wet room style walk in mixer shower with glass screen protector, matt gold effect wall mounted rainfall shower head and additional removable fitted shower head, majority of the walls are tiled throughout with a grey stone effect, engineered oak flooring, UPVC opaque double glazed window, modern wall mounted central heating radiator, ceiling spotlights, exposed beams.

Externally

Externally the property sits within beautiful laid to lawn gardens bordered by a range of mature trees and bushes giving extra privacy and is surrounded by stunning open countryside. The property is accessed via a private drive (Stony Lane) that leads directly up to the property, to the front is a driveway big enough to fit at least five vehicles followed by a wooden gate that allows entry into the property. The garden space consists of a paved patio area that wraps around the side of the home bordered by potted plants, shrubs and flowers being the perfect place for entertaining and sitting out in the summer months. The garden wraps all the way around the property with the addition of a secret garden area accessed via a wooden archway.

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



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

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

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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