



GRANGE COTTAGE 150 CANAL ROAD, CONGLETON,
CW12 3AT
OFFERS IN THE REGION OF £575,000



STEPHENSON BROWNE

Grange Cottage, Mossley – A Distinctive Period Home with Character, Space & Versatility.

Dating back to circa 1760, Grange Cottage is a substantial and beautifully extended detached residence, offering approximately 3,211.95 sq ft of accommodation. Seamlessly blending historic charm with modern versatility, this exceptional property occupies a tranquil and private position at the end of a secluded lane, in the highly desirable area of Mossley. Despite its peaceful setting, the property remains conveniently located close to Congleton town centre and the train station, with easy access to other local amenities, excellent schools, transport links, and shopping facilities.

Internally, the property is arranged over two spacious floors. The ground floor boasts a traditional farmhouse-style kitchen with adjoining dining and bar area with access to a useful cellar, creating a warm and sociable hub of the home. A quaint snug with log-burning stove provides a cosy retreat, while a separate WC, utility room, and a generous workshop with external access offer outstanding flexibility, ideal for those working from home or seeking annexe potential (subject to necessary consents). In addition, a distinctive split-level lounge with a second log-burning stove adds a striking design element and offers a truly impressive living space.

The first floor comprises three excellent double bedrooms, including a generous principal bedroom with en suite shower room, complemented by a large four-piece suite family bathroom.



Externally, the property continues to impress. A gated driveway provides ample off-road parking and access to a triple garage, which also accommodates a hot tub area and log store. An additional side parking area offers further space for two vehicles. The mature, well-tended front garden is laid to lawn and adorned with colourful planting, as well as a delightful summer house for relaxing outdoors. Further along the private lane, a separate compound area features a productive allotment garden with a variety of fruit and vegetable patches, accompanied by a useful outbuilding for storage. Adding to its sustainability and efficiency, the property is fitted with solar panels, generating approximately £1,800 per annum! An attractive benefit that enhances its eco-credentials while providing a valuable annual return.

Grange Cottage is more than a home, it's a lifestyle! Offering a rare combination of character, adaptability, and peaceful seclusion, it's the ideal residence for growing families, home-based professionals, or those seeking a spacious retreat within reach of town life. Whether you're entertaining in the farmhouse kitchen, relaxing in the split-level lounge, or cultivating your own produce in the garden, this unique property caters to every ambition.

Entrance Porch

Rock composite front entrance door, two UPVC double glazed windows to both side elevations, stone tiled flooring, ceiling light fitting.

Hallway

15'8" x 10'7" max
Providing access to further ground floor accommodation, exposed beams, central heating radiator, wall light fittings, carpet flooring, ceiling light fitting, power points, UPVC double glazed window to the front elevation, internet point, stair access to first floor accommodation.

Snug

15'11" x 10'0"
UPVC double glazed window to the front elevation, exposed beams, feature log burning stove, central heating radiator, TV point, wall light fittings, carpet flooring, power points.

Downstairs WC

7'5" x 4'5"
Low level WC, hand wash basin with mixer tap, central heating radiator, tiled flooring, ceiling light fitting.



Dining Room

11'1" x 10'9"

Ceiling spotlights, central heating radiator, quarry tiled flooring, power points, open access to the Kitchen.

Cottage Style Kitchen

15'10" x 10'1"

Spacious breakfast kitchen comprising wooden wall and base units with work surface over, under unit downlighters, tiled splash back, inset sink with single drainer and mixer tap, range cooker with extractor hood over, integrated fridge freezer, ample power points, exposed beam, ceiling spotlights, quarry tiled flooring, two UPVC double glazed windows to the front elevation.

Bar Area

17'3" x 5'9"

Composite external entrance door to the front of the property, UPVC double glazed window to the front elevation, ceiling spotlights, Quarry tiled flooring, power points, central heating radiator, direct access into the pantry, bar set up with serving area and shelving, giving access to the cellar.

Cellar

11'5" x 11'1"

Power and light, ample storage space.

Utility

8'8" x 8'1"

Wooden wall and base units with work surface over, inset sink with double drainer and mixer tap, space and plumbing for washing machine and dryer, ceiling spotlights, tiled flooring, power points.

Workspace

22'3" x 11'8"

UPVC double glazed patio doors and window to the side elevation leading out onto the car port, three ceiling strip lights, ample power points, plumbing available, beech flooring, access to store room and boiler room.

Store Room

8'5" x 8'3"

UPVC double glazed window to the side elevation, houses the consumer unit, solar panel control system, power and light.

Boiler/Store Room

8'8" x 8'5"

Power and light, houses the boiler, space for storage.



Split Level Lounge

21'5" x 19'2"

UPVC double glazed window to the front elevation, ceiling light fitting, wall light fittings, feature log burning stove on a tiled hearth with brick surround, carpet flooring, central heating radiator, exposed beams, power points, direct access to the main bedroom.

Bedroom One

15'7" x 10'9"

UPVC double glazed window to the front elevation, ceiling light fitting, exposed beam, carpet flooring, central heating radiator, power points, fitted wardrobes, direct access to the en suite.

En Suite

Low level WC, hand wash basin with mixer tap, walk in mains pressure shower with tiled splash back and removable shower head, tiled flooring, chrome heated towel rail, ceiling spotlights, extractor fan.

Landing

Providing access to all first floor accommodation, central heating radiator, access to airing cupboard housing the hot water cylinder, wall light fittings, carpet flooring, window to the side elevation.

Bedroom Two

15'5" x 10'11"

UPVC double glazed window to the side elevation, ceiling light fitting, central heating radiator, carpet flooring, power points, external door giving access out onto the roof.

Bedroom Three

12'2" x 8'11"

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

Main Bathroom

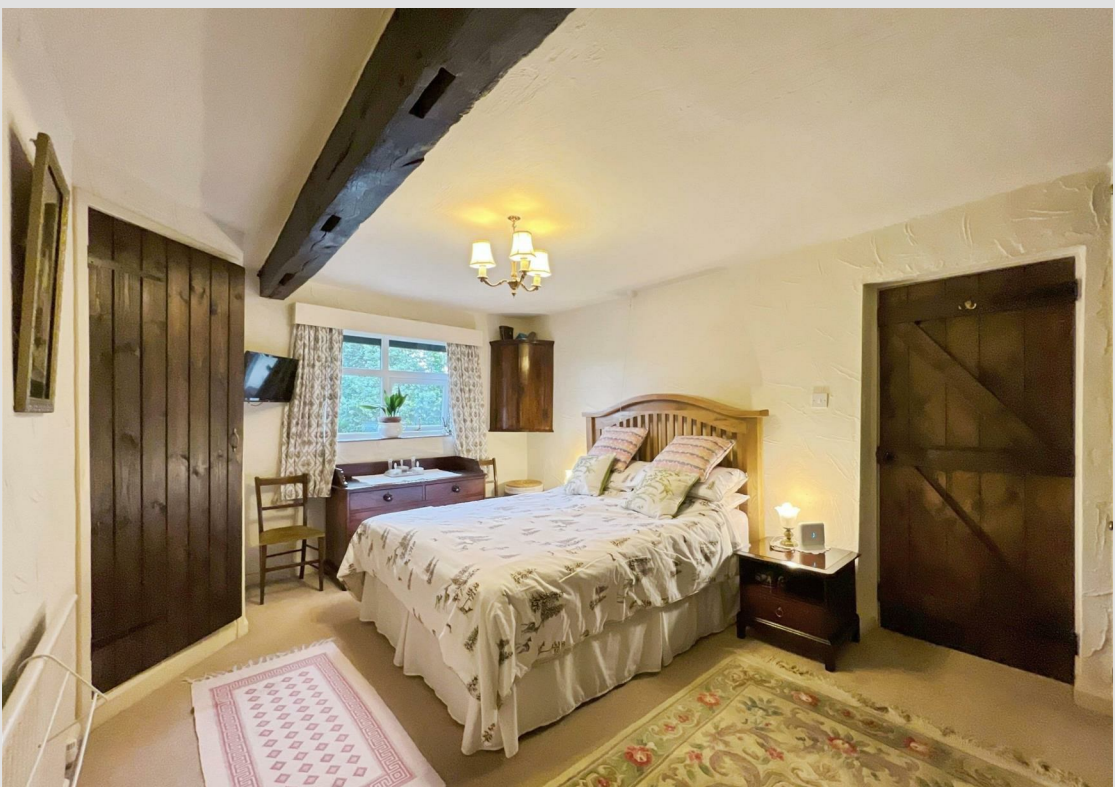
11'9" x 8'2"

UPVC double glazed window to the side elevation, low level WC, hand wash basin with pillar taps, free standing bath with pillar taps, walk in mains pressure shower with removable shower head and tiled splash back, tiled walls throughout, central heating radiator, tiled flooring, ceiling light fitting.

Double Garage

18'3" x 15'8"

Up and over garage door, power and light, connection through to single garage.



Single Garage

18'3" x 9'11"

Up and over garage door, power and light.

Car Port

17'11" x 10'6"

Houses a large hot tub (Hot tub can remain subject to negotiation) Door access to log store room.

Externally

Externally, the property continues to impress. A gated driveway provides ample off-road parking and access to a triple garage, which also accommodates a hot tub area and log store. An additional side parking area offers further space for two vehicles. The mature, well-tended front garden is laid to lawn and adorned with colourful planting, as well as a delightful summer house for relaxing outdoors. Further along the private lane, a separate compound area features a productive allotment garden with a variety of fruit and vegetable beds, accompanied by a useful outbuilding for storage.

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?

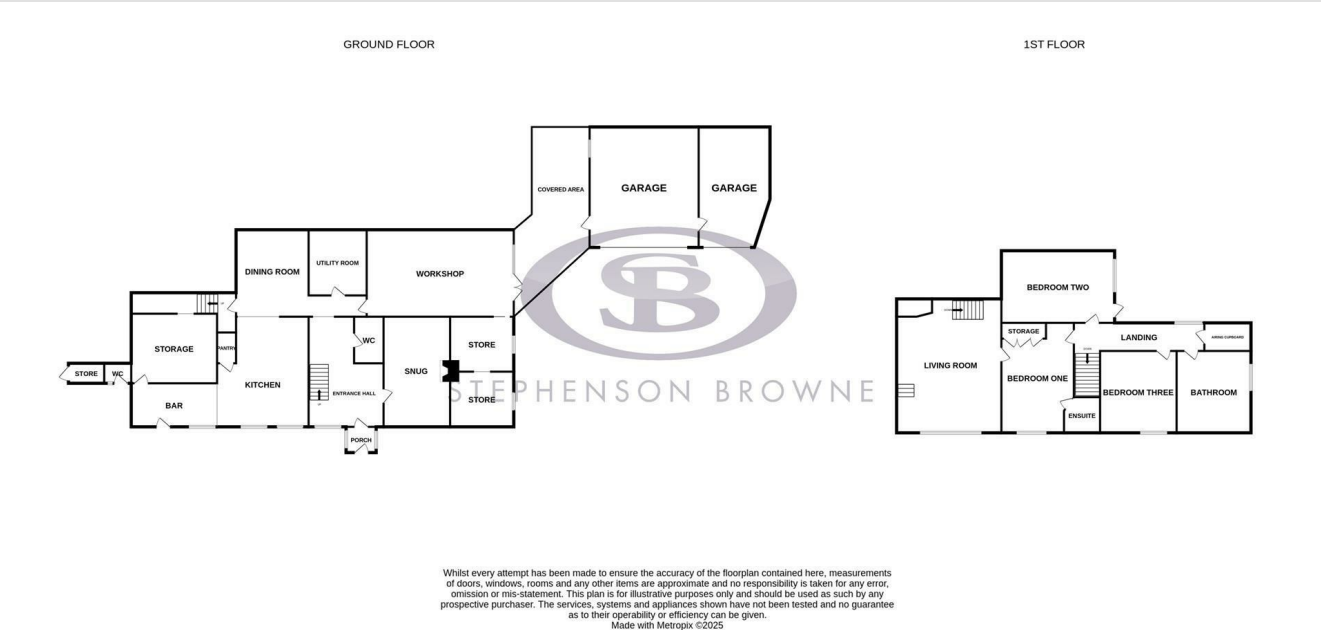
For a FREE valuation please call or e-mail and we will be happy to assist.



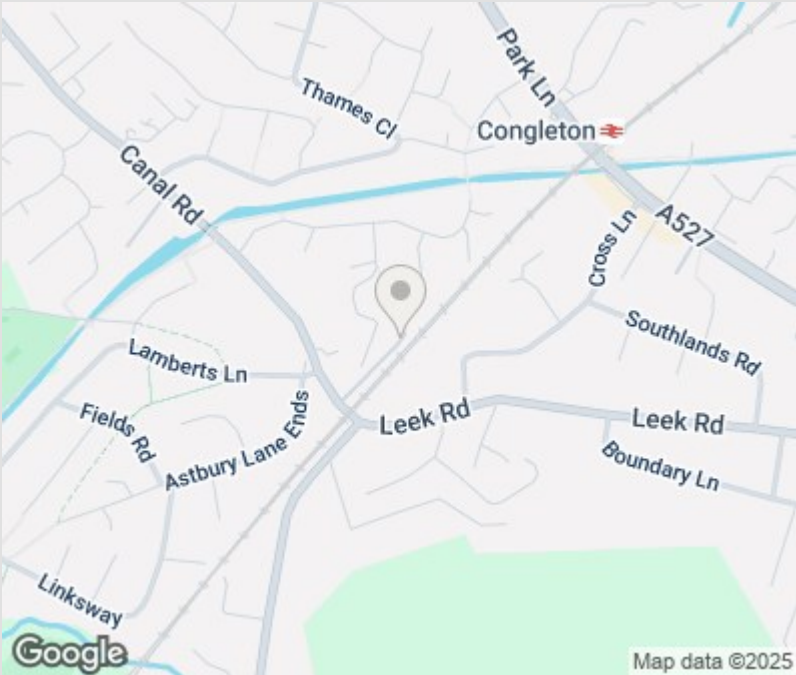




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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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