

**The Old Coach House, Manor Park
Road, North Rodé,
Congleton, Cheshire CW12**





The Old Coach House Manor Park Road, Congleton, Cheshire CW12 2PG

Set within the picturesque parkland grounds of a small country estate, once the residence of the affluent Daintry family, stands a handful of scattered dwellings converted from the original estate buildings. Located next door to the Manor House is the converted Coach House in a truly idyllic setting with views onto rolling farmland and surrounding woodland.

This fine Grade II property was converted by the current owners in 1995 and oozes charm and character combining a blend of original features with quality fixtures and fittings. It retains its historical integrity whilst being conducive to flexible, modern day living.

Approached via a cobbled courtyard, the impressive porch features a carved stone arch with mediaeval boss below quatrefoil windows and opens onto the entrance hall. The accommodation includes a sitting room, a study, dining room, a bespoke oak kitchen with matching island unit and a garden room where the lovely grounds can be fully appreciated. Continuing on is a utility room, two separate W.C.'s, a lounge and a master bedroom suite with ensuite and dressing room. The first floor is divided into three areas each with individual staircases leading to two double bedrooms, a shower room, a study/fifth bedroom and an additional guest suite with a large bedroom, wet room and a sixth bedroom which is currently used as a dressing room. The property is double glazed throughout and warmed by oil fired central heating, an Aga and three wood burning stoves.

The stunning landscaped gardens, enclosed by attractive dry stone walls, feature a large, mature pond providing a haven for wildlife. There are a variety of places to sit and enjoy the outdoor space including a comfortable breeze house, ideal for evening entertaining. Additionally, there is a tennis court with seating. In addition, there are various outbuildings, including a workshop with offices above, a large shed, greenhouse and an open oak-framed garage for two cars with an attached store.

Leave Macclesfield along the London Road beyond the football ground and the old Fools Nook. At the first set of traffic lights turn right (A54 sign posted Congleton) continue over the canal and under the viaduct turning right into Church Lane (sign posted Eaton and North Rode. Continue up the hill turning right between the Church and the Village Hall into Manor Park Road. Proceed through the stone gate at the end of the road and then bear left over the cattle grid (sign posted 'Cheshire County Council, private road') and continue for approximately 1/3rd of a mile keeping right. At the next cattle grid bear right. When you arrive at the next cattle grid proceed forward bearing left to The Old Coach House and Stables.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Covered Porch

Stone archway featuring a mediaeval boss. Courtesy lights. Two Wooden cupboard stores.

Entrance Hall

Solid oak front door with double glazed panels inset. Downlighting. Stairwell to fifth bedroom/study. Cloaks cupboard. Tiled flooring. Double panelled radiator.

Lounge

Feature brick fireplace with a wood burning stove, tiled hearth and wooden mantel. Vaulted ceiling with exposed wooden beams. Oak staircase with spindle balustrade leading to third and fourth bedroom. Fitted oak T.V. unit. Fitted oak library shelves with wooden library steps. T.V. aerial point. Wall lights. Solid oak flooring. French doors with double glazed panels opening onto the garden. Double glazed windows to the front and side elevation. Double panelled radiators.

Breakfast Kitchen

14'0 x 12'5

Double Belfast sink with mixer tap and base cupboard below. An additional range of bespoke fitted oak base and eye level cupboards with contrasting granite work surfaces.. Matching island unit with integrated wine fridge and microwave oven. Housing for an American style fridge freezer. Aga range cooker. Vaulted ceiling with exposed beams. Exposed brickwork to one elevation. Tiled flooring. Double glazed window to the front elevation. Openway through to the Garden Room.

Garden Room

15'2 x 9'0

Downlighting. Tiled flooring. Double glazed windows. Velux windows. Double glazed patio door opening onto the garden.

Sitting Room

18'1 x 13'6

Feature brick fireplace with a multi-fuel stove inset and wooden mantel over. Vaulted ceiling with exposed wooden beams. Double glazed French doors onto the garden. T.V. aerial point. Downlighting. Wall lights. Velux window. Double panelled radiator.

Dining Room

15'5 x 10'1

Original stone flooring with an exposed brick fireplace with multi-stove inset. Downlighting. Display shelving. Openway through to the Kitchen. Double doors to the Study. Double glazed windows. Double panelled radiator.

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Study

11'2 x 9'9

Bespoke fitted timber desk with display shelving, fitted cupboards and matching picture shelf. Ceiling cornice. Further storage cupboards. Double glazed window to the front elevation. Double panelled radiator.

Cloakroom/W.C.

Hand basin set within a period style vanity unit with mixer tap and tiled splashback. Low suite W.C. Fitted oak shelving. Laminate flooring. uPVC double glazed window. Double panelled radiator.

Boiler Room

Location of the oil-fired central heating boiler. Lighting.

Utility Room

9'3 x 5'7

Lounge

26'2 x 14'6

W.C.

Vanity hand basin with mixer tap and a low suite W.C with concealed cistern. Partially tiled walls. Double glazed window. Chrome heated towel rail.

Bedroom One

14'2 x 1'1

Wall light points. Double glazed windows to front and side elevation. Double panelled radiator.

En-Suite Bathroom

8'2 x 6'7

Free standing roll top bath with mixer tap and shower attachment. Walk-in cubicle with screen and dual-headed thermostatic shower over. Vanity hand basin with mixer tap. Downlighting. Tiled walls. Tiled flooring. Storage cupboards with mirror and light. Double glazed window. Chrome heated towel rail.

Dressing Room

Salvaged and restored original door. Fitted wardrobes with hanging rail and shelving. uPVC double glazed window. Double panelled radiator.

First Floor

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Landing

Handrail to staircase. Storage cupboard with shelving. Downlighting. Double glazed window.

Bedroom Two

17'4 x 12'11

Exposed ceiling beams. Downlighting. Double glazed windows to the front and rear elevation. Double panelled radiator.

Wet Room

6'11 x 5'7

The suite comprises a dual-headed thermostatic shower, a vanity hand basin with mixer tap and a low suite W.C. Downlighting. Extractor fan. Tiled walls. Tiled flooring. Mirrored bathroom cabinet with light. Double glazed window. Chrome heated towel rail.

Dressing Room/Bedroom Six

11'5 x 5'6

Floor to ceiling fitted wardrobes with hanging rail, shelving and matching chest of drawer units. Downlighting. Airing cupboard with shelving housing an additional hot water cylinder. Double glazed window. Single panelled radiator.

Landing

Spindle balustrade to oak staircase. Vaulted ceiling with exposed beams. uPVC double glazed window. Wall light point.

Bedroom Three

14'2 x 8'11

Exposed ceiling beams. Fitted wardrobe with hanging rail and shelving. Fitted bookcase. Double glazed windows to front and both side elevations. Double panelled radiator.

Bedroom Four

10'7 x 9'8

Vaulted ceiling with exposed beams. Fitted wardrobes. Double glazed window. Double panelled radiator.

Shower Room

7'6 x 5'11

The suite comprises a fully tiled cubicle with thermostatic shower over, a vanity wash basin with mixer tap and a low suite W.C. Loft access. Downlighting. Extractor fan. Fully tiled walls. Tiled flooring. Cupboard housing the hot water cylinder. Electric shaver point. Double glazed window. Chrome heated towel rail.

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Study/Bedroom Five

16'3 x 13'11

Exposed ceiling beams. Wooden flooring. Two Quatrefoil windows to the front elevation . Velux window. Window to the rear. Single panelled radiator.

Outside

Gardens

Accessed via two gated entrances, two private driveways meander through beautiful parkland before swinging into the driveway of The Coach House itself where there is ample parking. To the front of the property is an attractive cobbled courtyard, that is beautifully accented by manicured topiary and which leads to the impressive covered porch and solid oak door marking the main entrance to The Coach House. The gardens to the front include raised flower beds with mature planting, trees, shrubs and bushes, a neat lawn and an enclosed tennis court. The gardens to the rear are truly magnificent and have been effectively landscaped by the current owners to create a harmonious, sensory outdoor experience with an array of attractive planting, lawns, mature trees, rockeries and patios. A paved pathway meanders through a planted rockery and large pond which provides a thriving habitat for wildlife. Overlooking the pond is a luxury breeze house with power and lighting creating the perfect venue for relaxing and/or dining and entertaining. The garden continues on to a two-part lawn from where the outstanding views can be truly appreciated. The dry stone walls add to the aesthetic appeal as well as being an effective and attractive boundary. There is also an impressively sized aviary which is not currently in use but can be re-established if required. The garden features a variety of garden sheds, stores and greenhouses which are all in regular use by the current owners.

Outbuildings

Carport

23'3 x 17'11

Power, light and an electric charging point. There is an additional store attached to the side of the garage which also has power light and a side window.

Workshop

Ground Floor 24'8 x 11'6, Store 9'9 x 7'2, Work Office One 11'5 x 11'5, Work Office Two 11'5 x 11'5. The lower ground floor workshop has power and light and houses a wood store. The upper level is accessed by stone and timber steps has power and light, fitted shelving and laminate flooring as well as a window with fabulous views over the rolling hills.

Asking Price £1,000,000

HOLDEN & PRESCOTT









