



Hough Hall Lodge, Newcastle Road

CW2 5JG

£430,000

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STEPHENSON BROWNE

Stephenson Browne are proud to present Hough Hall Lodge, nestled in the charming village of Hough. This exquisite home is a rare gem and one which any new owner will be extremely honoured to call home. Dating back to 1887, this period gate lodge has been extended and renovated to offer a blend of modern convenience and timeless elegance. Being immaculately presented, there is nothing left to do except unwind and relax in the tranquillity of this magnificent property.

Boasting two double bedrooms, a spacious en-suite as well as the principal bathroom, this property is perfect for those seeking a cosy yet spacious home. Need an extra bedroom? The property offers flexible living accommodation as the generous separate formal dining room could be utilised as a guest bedroom should the need arise. The south-facing views of the open countryside provide a picturesque backdrop, creating a serene and tranquil atmosphere.

The meticulously curated interior showcases an abundance of characterful charm and original features, giving the property a unique and inviting feel. The porcelain terrace is the perfect spot to enjoy a morning coffee or evening sunset, adding a touch of luxury to everyday living.

Situated on a generous plot, this home offers ample space for outdoor activities and gardening enthusiasts. The impeccable presentation of the property reflects the care and attention to detail that has gone into its upkeep. For those who are energy conscious; the owned solar panels are a valuable asset, generating an impressive annual income for the current owners.

Located in the sought after village of Hough, with ease of access to the A500 as well as Junction 16 of the M6 motorway, commuters need not worry! This property offers not just a home, but a lifestyle. With its blend of historic significance and modern comfort, Hough Hall Lodge is sure to capture the hearts of those looking for a special place to call their own.

Entrance Hall

A welcoming space, giving access to the living accommodation having a high ceiling with coving and exposed beam. Karndean Flooring.

Lounge

16'2" x 13'7" (4.95m x 4.15m)

A light filled space, enjoying views over the south facing terrace and open countryside beyond. Upvc double glazed sliding patio doors incorporating fitted blinds which work independently of one another, ideal for when you wish to shield from the sunshine. Upvc double glazed windows to the rear elevation. Cheshire brick fireplace with quarry tiled hearth having a Gazco gas stove which has the added benefit of being remotely controlled. Lighting to inset. High quality wood effect flooring. Wall lights, ceiling rose and exposed timber skirting, architraves and doors.

Inner Hallway

Giving access to the bedrooms and principal bathroom. High quality wood effect flooring. Exposed timber skirting, architraves and doors. Double glazed window. Radiator.

Principal Bedroom

15'4" x 12'7" (4.69m x 3.84m)

An extremely well proportioned bedroom with exquisite and far reaching views of open countryside. Full height Upvc double glazed windows. Coved ceiling. Exposed timber skirting and architrave. Ceiling rose. Radiator. High quality wood effect flooring.

Bedroom Two

15'4" x 9'8" (4.69m x 2.96m)

A well proportioned second bedroom benefiting from a delightful en-suite. Storage cupboard. Upvc double glazed window to the side elevation. Vertical radiator. High quality wood effect flooring.

En-suite

A light and well equipped room with large walk in shower enclosure with mains fed shower as fitted. Vanity wash hand basin with storage surrounding. Low level W.C. Upvc double glazed window to the side elevation. Wall mounted towel heater.





Principal Bathroom

A luxurious and spacious bathroom having high quality fittings including a panelled bath with waterfall tap, full size vanity wash hand basin with storage surrounding and granite surface with fitted mirror and light above. Separate shower enclosure with mains fed shower as fitted. Back to wall low level W.C. Ceramic tiled floor with the added benefit of underfloor heating. Complementary tiling. Upvc double glazed window to the side elevation. Wall mounted towel heater.

Kitchen/Breakfast Room

22'10" x 11'10" (6.97m x 3.63m)

A magnificent room with vaulted ceiling, triple aspect views and the sheer delight of the original beams and purlins! Having an extensive range of units with Corian preparation surfaces. Peninsula unit with ample space for seating and having an electric ceramic hob as fitted also a small preparation sink with mixer tap. Built in double electric oven. One and a half bowl recessed sink unit with seamless grooved drainer adjacent. Space for a side by side fridge and freezer with storage surrounding. Plinth heaters. A generous area to the south elevation offering a delightful space for a dining table and chairs as well as seating for sitting and relaxing whilst enjoying the spectacular views. Composite door which leads to the east elevation which has a most beautiful oak framed covered porch, with lighting and stone steps, offering an additional point of access. Karndean flooring.

Dining Room

11'10" x 9'6" (3.63m x 2.92m)

A most serene room with vaulted ceiling and double glazed window which overlooks beautiful woodland. Exposed timber skirting and architrave. This lovely room could be used as a third/guest bedroom if required. Radiator.

Laundry/Boot Room

An impressively well equipped room with excellent storage including a full height cupboards housing microwave oven, shelving and shoe/boot storage. Corian work surfaces and plumbing for a washing machine. Upvc double glazed window to the rear elevation. Wall mounted central heating boiler. Radiator. Karndean flooring.



Externally

Hough Hall Lodge is approached over a private drive, giving access to the driveway which extends to the side elevation, providing ample off road parking. With attractive cobbled edging and post timber fencing, the grounds do not disappoint with meticulous care given to the landscaping and placement of mature plants and shrubs, creating an enchanting and private space to unwind, garden and entertain. The spacious porcelain terrace creates a sublime area to take in the breath taking surroundings, a truly stunning spot. To the rear, there is a large timber outbuilding; cleverly divided to create a workshop and storage room which leads to a most pleasant and private low maintenance garden with raised beds and a mature laurel hedge.

Council Tax

Band C.

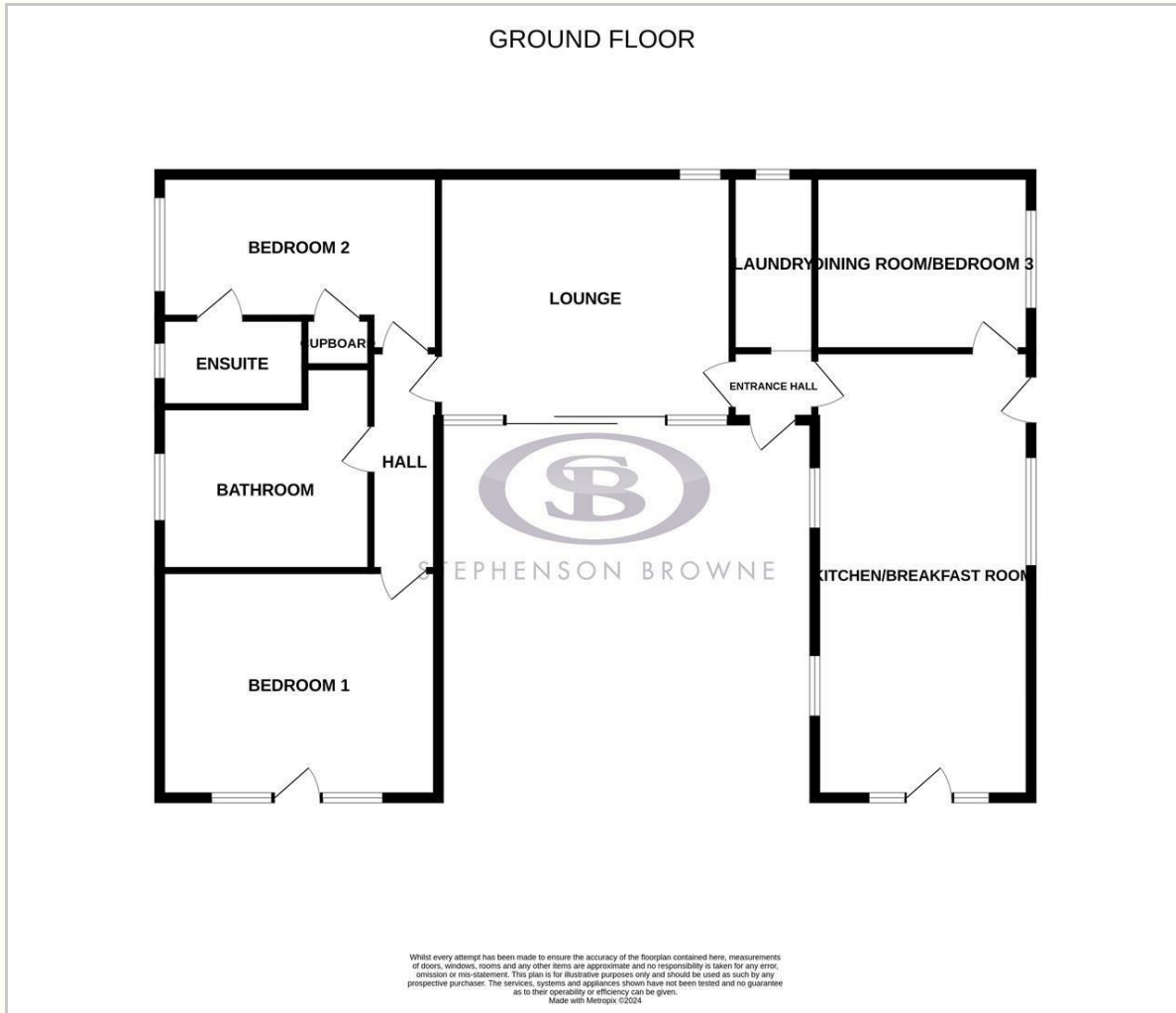
Tenure

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.

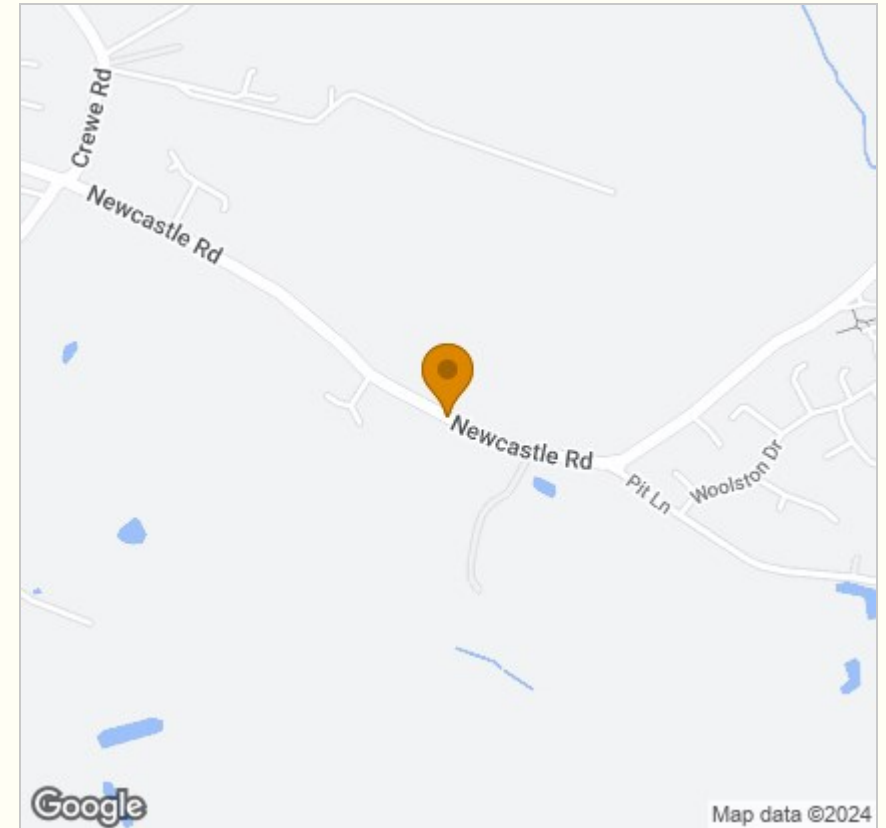
Floor Plan



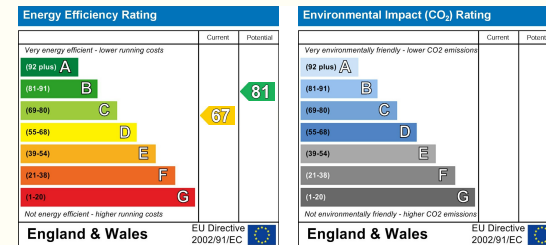
Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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