



Watery Lane, Congleton, CW12 4RR.
£595,000

Whittaker Est. 1930
& Biggs

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We are delighted to offer for sale a unique and rare opportunity to acquire this detached true bungalow, having been in the same family since the late 50's, sat within a 0.72 acre plot, surrounded by far reaching open countryside and picturesque views. Meadow View is an individual bungalow having extended accommodation which includes three bedrooms, two bathrooms and two reception rooms.

Set back from the roadside, approached via a gated private long driveway, allowing parking in abundance with wraparound gardens to three sides. You are invited into the bungalow via a covered entrance porch into a spacious reception hall which creates a feeling of grandeur. The already spacious accommodation offers the potential to be reconfigured to create a desirable open plan living and dining kitchen, by combining the already spacious dining kitchen and adjoining separate dining room. The dining room which adjoins the reception hall, could also offer alternative use as a fourth bedroom, if desired.

These previously mentioned rooms enjoy views over the rear gardens while the spacious bay-fronted lounge and all three bedrooms each enjoy magnificent open views over the adjoining countryside and paddock.

The generous sized master bedroom is also bay fronted with the benefit of an en suite bathroom, in addition to the main shower room which has been modernised with a double width walk in shower cubicle and a quality suite. Serving the well-equipped dining kitchen is a separate utility/boot room which provides additional storage and plumbing for utilities as well as access to the gardens.



The property offers much potential given its magnificent sized plot and generous sized loft space, with the potential to extend or redevelop into a modern family home. Those looking for a bungalow within a private and spacious plot may simply choose to refurbish the home to their own specifications.

The landscaped gardens have been well maintained with the separate enclosed paddock offering pony potential or those looking to keep small livestock such as goats, chickens or sheep. As previously mentioned, the property stands proudly with a substantial plot, located on the edge of the traditional village of Astbury, a stone's throw from direct road travel via the A34 and motorway junction 16/17.

Asbury Village is renowned for its local heritage, which includes the historic Saint Mary's Church, which is steeped in History as well as its picturesque countryside and nearby Astbury Mere Lake, with its fishing, water sports and coffee shops.

The local amenities of Congleton less than 5 minutes' drive with areas of interest directly on your doorstep including Astbury Garden Centre and Glebe Farm with its range of independent shops and traders including a butcher, fishmonger, hairdresser, cafe and farm shop, to name but a few.

There are also direct road links to Macclesfield, Holmes Chapel, Sandbach and Alsager. A rare opportunity for those looking for a bungalow within a peaceful and picturesque location whilst being fully accessible to local amenities.

Covered Porch

Having courtesy light, tiled floor. Upvc double glazed front entrance door with obscure glazed panel and matching side panel.

Reception Hall 22' 9" x 10' 2" (6.93m x 3.10m) reducing to 1.80m

Two radiators, picture rail, access to loft space, The loft is partially boarded with electric light and pull down ladder. Feature open archway into inner hallway.

Lounge 16' 0" x 11' 11" (4.87m x 3.62m)

Having a traditional walk-in bay window to the front aspect giving an open outlook over the adjoining paddock and surrounding countryside. Feature stone fireplace with slate tiled hearth and matching media shelving. Light points, radiator, Upvc double glazed window to the side aspect.

Dining Room 12' 2" x 11' 0" (3.70m x 3.36m)

Having sliding double glazed patio doors giving access to the rear gardens and adjoining paved patio. Radiator, picture rail.

Dining Kitchen 13' 0" x 12' 4" (3.95m x 3.77m)

Having range of pine fronted wall mounted cupboard and base units with fitted work surface over with incorporating composite one and a half bowl single drainer sink unit with mixer tap over. Space for an electric cooker, space for fridge freezer and plumbing for dishwasher. Separate pantry store with fitted shelving and double-glazed window to the rear aspect also housing alarm controls. Built in larder unit, radiator, vinyl effect tiled flooring.

Utility room 13' 7" x 7' 1" (4.15m x 2.16m)

Having a brick base with single glazed windows to the rear, front and side aspect. Single drainer sink unit, plumbing for washing machine, radiator, oil fired central heating boiler. Tiled floor, half glazed door giving access to the rear gardens.



Shower Room 7' 6" x 7' 0" (2.28m x 2.14m)

Having a modern shower room with double width shower cubicle with thermostatically controlled Mira shower, glazed fixed shower screen. Modern white gloss vanity sink unit, WC with concealed cistern. Upvc double glazed obscured window to the side aspect, half panelled walls, chrome heated towel radiator, shaver socket. Airing cupboard housing hot water cylinder with linen storage over. Tiled flooring with electric underfloor heating.

Bedroom One 13' 2" x 12' 9" (4.02m x 3.89m)

Having a double-glazed walk-in bay window to the side aspect with views over the adjacent paddock. Radiator to bay. Door to ensuite bathroom.

En-suite Bathroom 6' 5" x 7' 10" (1.95m x 2.39m)

Having a panelled bath with shower over, sand glazed shower screen, pedestal wash hand basin, low level WC. Part tiled walls, radiator, UPVC double glazed obscure window to the side aspect.

Bedroom Two 10' 11" x 15' 0" (3.33m x 4.56m)

Having a Upvc double-glazed walk-in bay window to the front aspect overlooking the front gardens, adjoining paddock and surrounding countryside. Radiator, picture rail.

Bedroom Three 10' 3" x 7' 10" (3.13m x 2.39m)

Having dual aspect Upvc double glaze windows to the front and side aspect overlooking the adjoining paddock and surrounding countryside. Radiator.

Externally

The property is approached from the roadside via a timber farm style gate giving access to the driveway, bungalow and adjoining paddock. Sweeping driveway providing ample off-road parking. There are lawned wrap around gardens to three sides. Rear garden laid to lawn with adjoining paved patio. The rear garden enjoys an excellent degree of privacy whilst also adjoining open fields. Side access from both sides of the bungalow.

Paddock

The parcel of land extends to approximately 0.72 acres, is fully enclosed by timber post and rail fencing. Metal gate allowing vehicular access into the paddock.

Note:

Septic tank does not confirm to regulations.
Council Tax Band: E
EPC Rating: E
Tenure: Freehold









Astbury Meadow
Garden Centre

99.7m

Meadow
View

Pond

The Oaks

Dubthorn

Meadow Barn

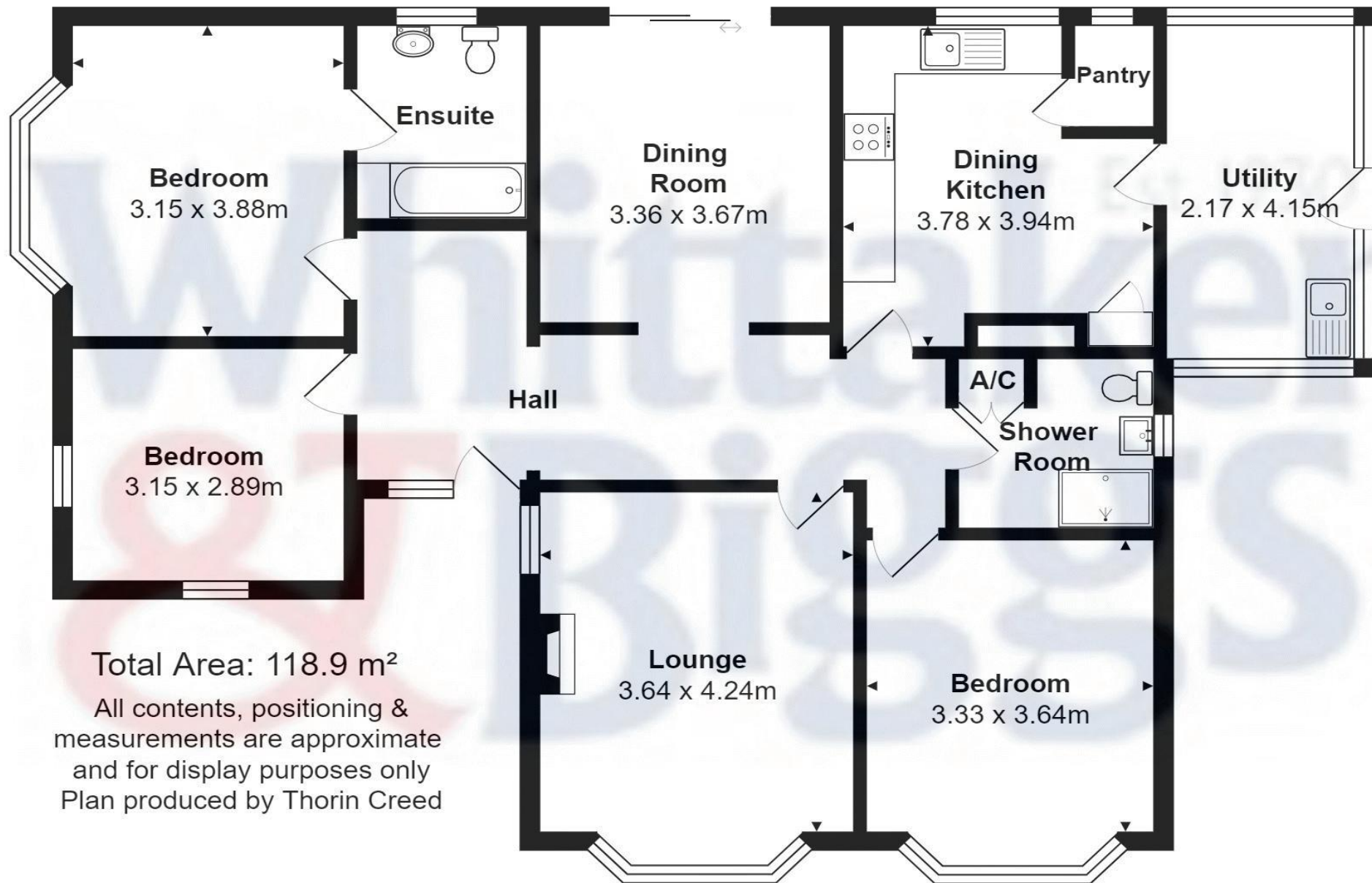
WATERY LANE

A 34

0m 15m 30m 45m

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Promap
LANDMARK INFORMATION



Total Area: 118.9 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



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