



Pear Tree Cottage, Plant Lane, Moston, CW11 3PQ.
£575,000

Whittaker Est. 1930
& Biggs

Pear Tree Cottage, Moston, CW11 3PQ.

We are delighted to present to the market this idyllic rural property which is complemented by country cottage charm whilst offering an ideal equine setting for those horse enthusiasts.

This superb residence comes complete with private stables, hay storage facilities, additional horse shelters and paddock land along with a chicken coop which is just perfect for those freshly laid eggs in the morning.

This character property offers well-proportioned accommodation throughout whilst maintaining that country cottage warmth.

You are firstly welcomed into an entrance porch with direct access into the heart of the home, which is the kitchen, there is a perfectly proportioned lounge with a wonderful multi-fuel burner a perfect accompaniment for those cooler nights, the conservatory is a fantastic addition to the home which offers versatile accommodation along with a defined dining area.

To the first floor there are three bedrooms and a contemporary family bathroom.

Externally the entirety of the land sits in approximately 1.56 acres, with paddock land which is securely fenced with water trough facilities.

The cottage is also equipped with its very own enclosed gardens presenting an array of mixed shrubbery, seasonal plants, and displays of wonderful colours defining the different seasons.

There is plentiful off-road parking for multiple vehicles, horse box and caravan/motorhome which are positioned behind secured private gates.



Nestled within a peaceful and quaint village, with the historic market town of Sandbach a short drive away which offers an excellent range of shopping facilities along with a wide choice of eateries, bars and restaurants to suit your requirements.

There are fantastic transport routes via junction 17 of the M6 motorway, and Sandbach Railway station is also within close proximity.

Offered with no upward chain we feel a viewing on this exceptional property is highly recommended to fully appreciate what this charming home, stables and land has to offer.

Entrance Porch

Featuring a composite front entrance door with a double-glazed window to the side. Space and plumbing for washing machine. Housing the Worcester boiler.

Kitchen 15' 9" x 8' 11" (4.79m x 2.72m)

Having a double-glazed obscure window to the front aspect comprising of a range of high gloss wall cupboard and base units with solid wood worksurfaces, Belfast style sink with chrome mixer top over - tiled splashbacks. Space and for fridge freezer. Space and plumbing for dishwasher. Space for range style cooker with stainless steel extractor hood over. Double radiator Patterned Ceramic tiles. Access into-

Pantry 6' 0" x 2' 11" (1.84m x 0.88m)

Handy storage cupboard with shelving. Patterned ceramic tiles

Lounge 13' 11" x 12' 2" (4.24m x 3.71m)

Having a double glazed window to the rear aspect. Comprising of a feature fireplace with exposed brick surround housing a multi fuel log burner sat on a stone hearth. Exposed wooden beams to the ceiling. Double radiator. Solid oak door with glass insert leading to:

Conservatory 22' 3" x 9' 8" (6.78m x 2.95m)

Having UPVC double glazed windows and UPVC double glazed French doors to the rear aspect leading to the rear garden. Wooden flooring. Double radiator Access to the stairs to first floor accommodation.

Dining Room 12' 4" x 12' 0" (3.76m x 3.66m)

Having an exposed feature brick fireplace with stone hearth and wooden mantel over. Wooden flooring and exposed beams. Double radiator.

Landing

Having a double glazed window to the rear aspect.

Bedroom One 14' 0" x 12' 2" (4.27m x 3.71m)

Having a double glazed sash window to the rear aspect. Radiator.

Bedroom Two 12' 2" x 12' 0" (3.71m x 3.66m)

Having a double glazed sash window to the rear aspect. Radiator.

Bedroom Three 9' 2" x 7' 6" (2.79m x 2.29m)

Having a double glazed window to the side aspect. Radiator.

Family Bathroom 5' 7" x 7' 11" (1.69m x 2.41m)

Having a double glazed sash window to the front aspect. Modern three-piece bathroom suite comprising of panelled P-shaped bath with shower over, and glass curved shower screen, vanity unit with countertop basin, low-level WC. Wood flooring, partially tiled walls, solid wooden display shelves, radiator.

Externally

Access to the property sits behind a privately secured gated providing ample off road parking on the gravel driveway to the front. To the rear of the property there



is a lawned garden with an array of mature plants and shrubbery. Panelled fencing offers full privacy. A secured gated entrance leads you into; The stabling area- There you will find a set of wooden stables/tack room/hay barn. The structure is sat on a concrete base. With a spacious stone yard, offering plentiful parking and space for horseboxes/trailers. The land is partitioned into four separate paddocks, which are all fully secure with wired fencing and electric tape.

Outbuildings/ Workshop

Tack room/workshop Space complete with plumbing, electric, WC, and wash basin

Storeroom 16' 3" x 12' 1" (4.96m x 3.68m)

Foaling Box 11' 8" x 6' 7" (3.56m x 2.01m)

Stable One 11' 9" x 11' 5" (3.58m x 3.49m)

Stable Two 11' 8" x 11' 6" (3.56m x 3.51m)

Stable Three 11' 8" x 11' 5" (3.56m x 3.49m)

Hay Barn 9' 11" x 10' 3" (3.01m x 3.13m)

Feed Room

Note:
Council Tax Band: D
EPC Rating: F
Tenure: Freehold

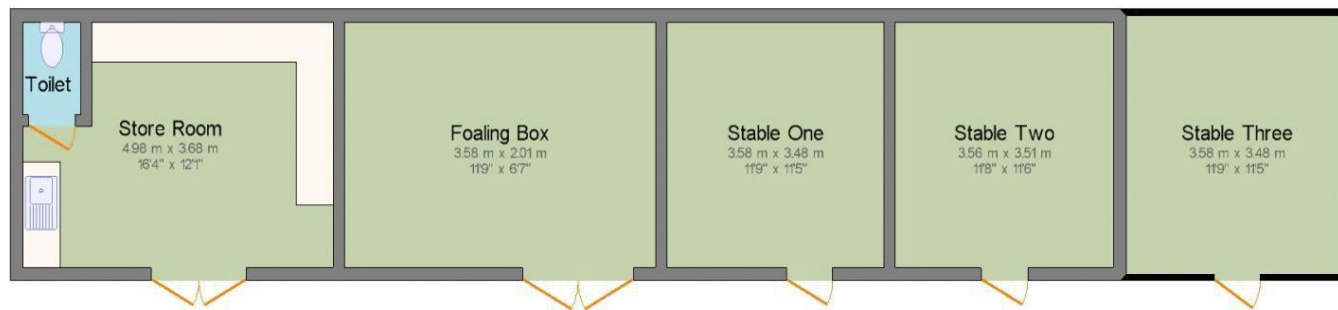
Property is connected to a septic tank.

Planning was granted but has now expired for a ménage in the back paddock.

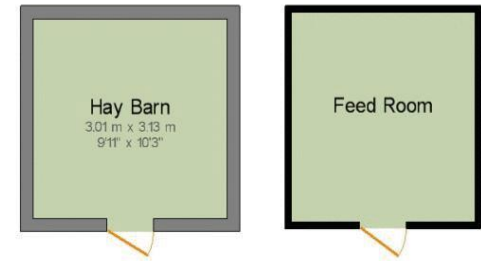








Outbuilding

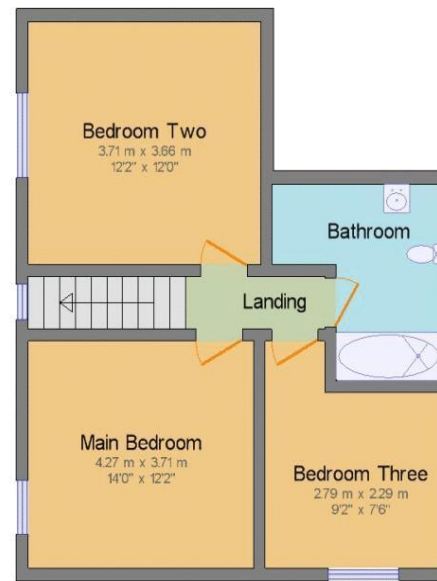


Outbuilding



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor



Rose Cottage

Drain

Laburnum
Cottage

Rangatira

PLANT LANE

Area: 1.56 acres

Salters
Cottage

0m 15m 30m 45m

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