



Ridge gate, Station Road, North Rode, CW12 2PD.
£725,000

Whittaker
& Biggs

Est. 1930

Station Road, North Rode, CW12 2PD.

We are privileged to offer this individual property to the market for the very first time, having been in the same family since its original construction. The location is as picturesque as it looks with breathtaking views throughout the seasons.

The accommodation includes an impressive reception hall, four Bedrooms, three Bathrooms and three versatile reception rooms.

Bosley Cloud provides a dramatic backdrop to the picturesque location. In addition, there are spectacular outlooks over the surrounding fields which are visible from every aspect.

To the heart of the home there is a sizable dining kitchen complete with a working oil-fired Aga and an adjoining dining room with full length windows which capture the magnificent surroundings of Bosley Cloud which is truly a sight to behold. There is a relaxing formal lounge with an open fire that also enjoys the same spectacular views.

The fantastic sized reception hall also makes a bold statement and adds to the grandeur of this property. Adjoining the reception hall there is a defined open reception space which could be used as a study or music room. Leading off from the kitchen, there is a good-sized utility with a convenient separate WC.

There is also integral access from the utility through to the double garage which houses the oil-fired central heating system and has the benefit of a modern upgraded electric roller shutter door.

The first floor is just as impressive with its four double bedrooms two of which benefit from ensuite facilities in addition to the family bathroom.



The galleried landing provides a pleasant outlook over the adjoining fields and over Bosley Minns.

The master suite is an excellent size with partially vaulted ceilings having incorporating storage plus a separate walk-in dressing room and full ensuite modern bathroom. These bedrooms each have their own captivating views, including the most picturesque views of Bosley Cloud. The second bedroom also has an en suite and separate walk-in wardrobe with automatic lighting.

The frontage of this impressive property has been upgraded and enhanced to adopt a contemporary modern design, complimented with exposed stonework and anthracite windows and electric garage door.

The Gardens are another magnificent feature both in size and surroundings being set aside open fields. The gardens are predominantly laid to lawn with an adjoining Indian stone paved patio at the rear of the property and the incorporating covered porch providing a pleasant outdoor seating and dining area to be enjoyed throughout the seasons.

The front gated driveway also provides parking in abundance.

Located upon a quiet country Lane yet accessible to neighbouring towns of Congleton, Macclesfield and Leek as well as having a direct road access through to the Peak District. Throughout these towns, there are an array of amenities, attractions and rail travel via Congleton and Macclesfield. There are also well regarded Primary and Secondary schools plus independent schools The Kings, Ryleys school and Alderley Edge School for girls. Manchester Airport is approximately 16.9 miles away for your convenience.

The property is offered with no upward chain.

Entrance Porch

Fully enclosed with a full length modern UPVC double glazed windows to the front aspect and a composite front entrance door. Tiled floor, timber glazed door giving access into the formal reception hall.

Reception Hall 21' 1" x 11' 11" (6.43m x 3.63m)

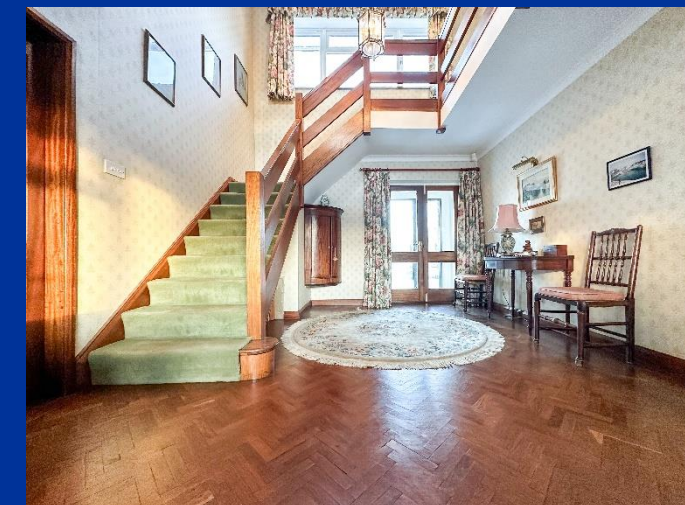
Having original parquet timber flooring, open statement staircase to the first floor landing, Part coved ceiling. Wall light points. Incorporating study/reception space with UPVC double glazed window to the rear aspect, radiator.

Formal Lounge 13' 11" x 21' 2" (4.23m x 6.45m)

Having a UPVC double glazed multi aspect windows to the front and side with views over the surrounding fields, gardens and Bosley Cloud. Hardwood full length double glazed windows to the rear aspect overlooking the gardens. Radiators, wall light points, coving to ceiling. Feature stone brick feature fireplace with open coal fire having a tiled hearth and stone mantle.

Open plan Dining Kitchen 19' 9" x 14' 0" (6.02m x 4.26m) plus recess

Open plan kitchen leading into the adjoining dining room. Having range of off-white wall mounted cupboard and base units with wood effect work surface over incorporating a 1 1/2 bowl single drainer sink unit with mixer tap over. Integral Hotpoint double oven with combination grill, Hotpoint four ring induction hob with extractor fan over. Plumbing for dishwasher, space for fridge freezer. Recess housing the Aga. Defined dining area, tiled floor, corner bespoke built in timber storage cupboard, wall mount for TV. UPVC double glazed window to the front aspect. Recessed lighting to ceiling. Opening into:-



Dining Room 13' 7" x 12' 9" (4.15m x 3.89m)

Having full length hardwood double glazed windows to the rear aspect giving views over the rear gardens, Radiator. Hardwood double glazed French doors giving access onto the Indian stone paved patio and covered external porch.

Utility room 11' 3" x 6' 11" (3.44m x 2.10m)

Having a double sink unit with mixer tap over with stainless steel drainer, UPVC double glazed window to the rear aspect, plumbing for washing machine, Fitted work surface, built in storage cupboard, radiator, part tiled walls, tiled floor, composite rear entrance door with clear glaze panel.

Separate WC

Having UPVC double glazed obscured window to rear aspect, part tiled walls and tiled floor.

First Floor Galleried Landing 11' 11" x 12' 9" (3.63m x 3.89m)

Having a turn flight staircase giving access onto the gallery landing from the ground floor reception hallway. Recessed LED lighting, UPVC double glazed window to the front aspect.

Inner Landing

Having a UPVC window to the front aspect with views over the adjacent fields. Access to loft space, sun tunnel allowing natural light. Radiator. Linen storage cupboard with automatic light.

Bedroom One 16' 10" x 16' 10" (5.13m x 5.13m)

An impressive sized suite with separate dressing room and modern ensuite shower room. Bedroom having partially vaulted ceiling with storage to ceiling recess, UPVC double glazed window to the front aspect having views over the adjacent fields and over Bosley Minns. Radiators.

Dressing room 7' 3" x 8' 2" (2.20m x 2.49m)

Having UPVC double glazed window to the rear aspect with views over the rear garden and surrounding countryside. radiator.

En-suite Shower room 7' 5" x 8' 2" (2.26m x 2.49m)

Having a walk in partially enclosed shower cubicle with glazed shower screen, Perspex shower screening and Aqualisa thermostatically controlled shower with start stop controls. Quality Roca suite comprising of WC and pedestal wash hand basin . Towel radiator, UPVC double glazed window to the rear aspect., Extractor fan.

Bedroom Two 17' 1" x 13' 7" (5.20m reducing to 2.89 x 4.15m reducing to 1.51)

Having a UPVC double glazed window to the rear aspect overlooking the gardens and surrounding countryside including views over Bosley Cloud. UPVC double glazed arched window to the side aspect, radiator. Walk in wardrobe with fitted shelving and rails. Access to the walk in wardrobe and ensuite.

Ensuite Shower Room 4' 11" x 7' 3" (1.49m x 2.22m)

Having a double width partially enclosed shower cubicle with Aqualisa stop start thermostatically controlled shower. Wash hand basin and WC. Towel radiator, extractor fan to ceiling.

Bedroom Three 19' 10" x 13' 11" (6.04m x 4.25m) into wardrobes

Multi aspect window to the front rear and side having views over adjacent fields and countryside as well as spectacular views over Bosley Cloud. Radiators, quality built-in bespoke wardrobes, recessed LED lighting to ceiling, corner set vanity sink unit with incorporating storage.

Bedroom Four 13' 8" x 8' 7" (4.16m x 2.61m)

Having a UPVC double glazed window to the front aspect having views over the adjacent fields & Bosley

Minns. Built in wardrobes with sliding mirror door and central wood effect panel. Radiator.

Family Bathroom 7' 5" x 8' 4" (2.25m x 2.54m)

Having a corner set bath, wash hand basin, and corner set enclosed shower cubicle with thermostatically controlled shower. Part tiled walls, UPVC double glazed window to the rear aspect overlooking the gardens, radiator, recessed LED lighting to ceiling.

Separate WC

Having low level WC, UPVC double glazed window to the rear aspect, recessed LED lighting to ceiling.

Garage 15' 4" x 24' 4" (4.68m x 7.41m) reducing to 5.07m

Having an electric remote controlled roller shutter door. UPVC double glazed window to the side aspect, composite rear entrance door with clear glazed panel. Electric light and power. Oil fired central heating boiler.

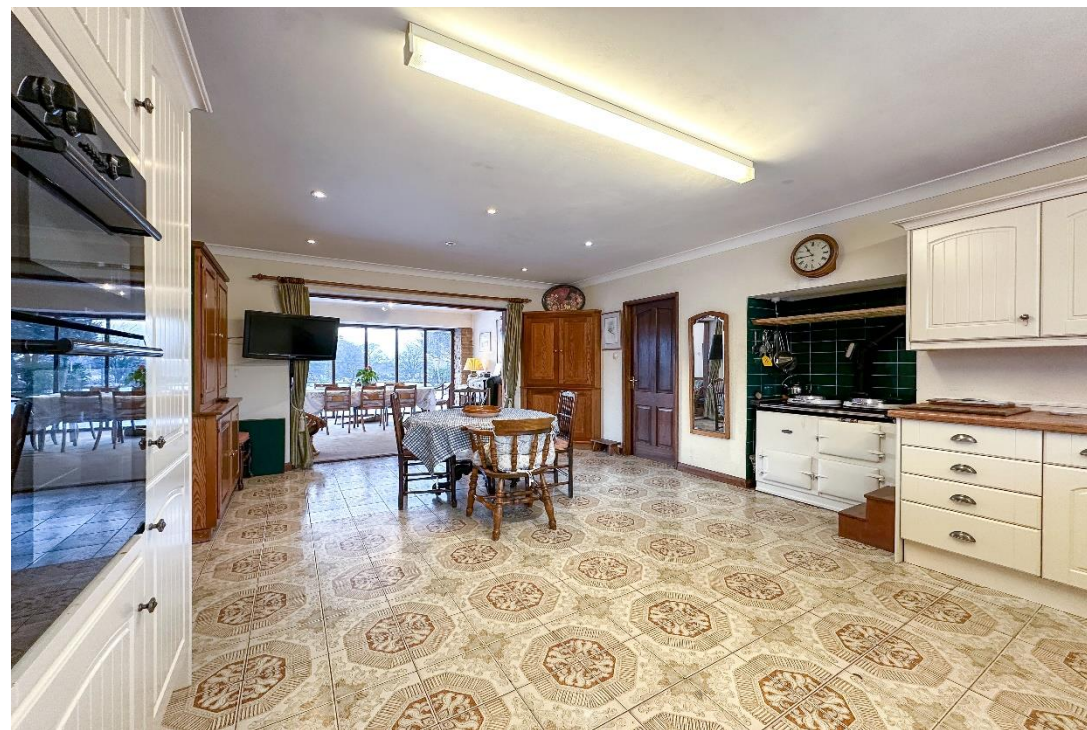
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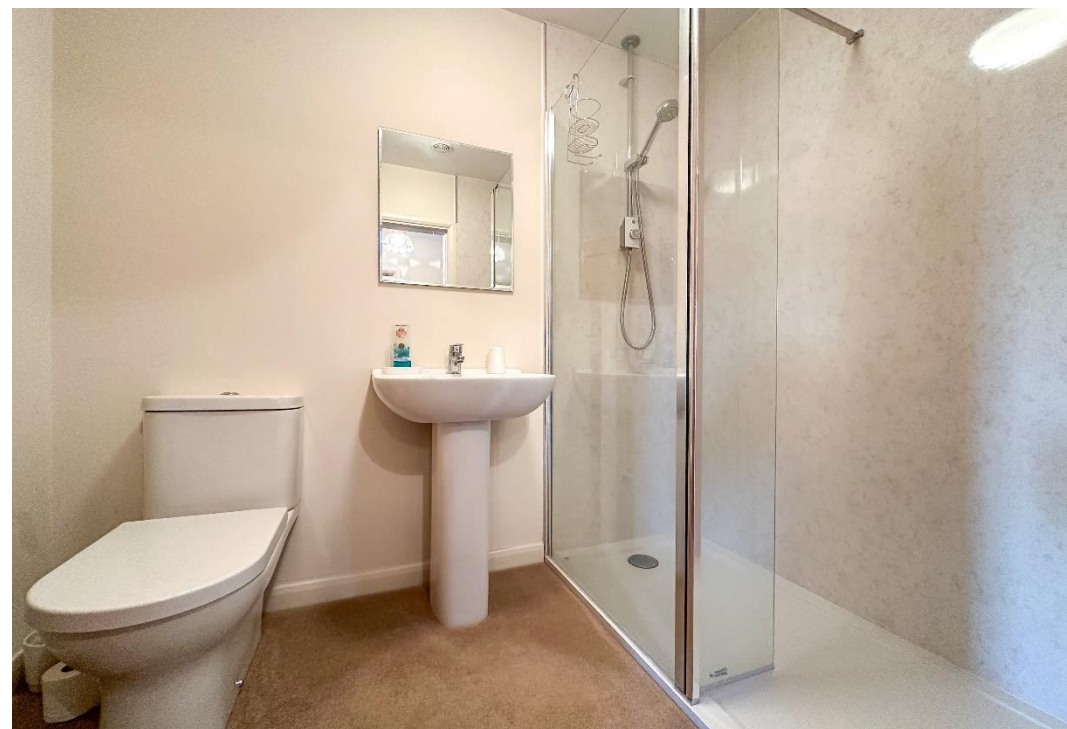
Council Tax Band: G

EPC Rating: TBC

Tenure: Freehold

Septic tank does not confirm to regulations.







FLOORPLAN WILL GO HERE



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with nonstandard lenses.

16 High Street
 Congleton
 Cheshire
 CW12 1BD
 T: 01260 273241
 E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

