



Stone House, Leek Road, Congleton, CW12 3HX.
£375,000



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A rare opportunity to acquire this locally listed stone detached property located within a prominent position within the popular village location of Mossley. Although in need of modernisation this characterful property offers charm and original features which once restored will create an impressive home.

The property has extremely spacious accommodation comprising of four bedrooms and three receptions.

You are welcomed into the property by a delightful entrance hall with parquet flooring and original cast ceiling and front entrance door which are just some of the appealing features of this truly impressive home.

There is also a good-sized kitchen with walk in pantry store. There is lots of potential to reconfigure the accommodation to create an open plan kitchen. The impressive hallway has a feeling of grandeur with its feature staircase and galleried landing as well as a feature full length window which exudes light into the property.

There are four bedrooms, however at present the third bedroom has fitted wardrobes to create a dressing room.

There is also an excellent sized family bathroom.



The property has wrap-around gardens with original external paving and walled front boundary as edged in blue on the site plan. There is also an external WC and outbuilding giving access down to the sump room.

Outline planning permission has been granted to create a new driveway providing off road parking to the property.

The property is ideally placed for neighbouring towns of Leek, Biddulph and Macclesfield as well as being close to highly regarded Mossley primary school.

Offered for sale with no chain, this property has so much potential to create the perfect family home and is a fantastic opportunity for those looking for a character renovation project.

Entrance Hall 5' 11" x 17' 2" (1.80m x 5.22m)

Entrance hall 1.80m x 5.22 m. Formal entrance hall having original pointed arched front entrance door with leaded glazed panelling. Strip wooden flooring, original coved ceiling, fitted bespoke display cabinetry. Stairs off to 1st floor landing. Radiator.

Lounge 23' 10" x 13' 1" (7.26m x 4.00m)

Having partially coved ceiling, UPVC double glazed bay window to the front aspect, UPVC double glazed windows to the side aspect overlooking the gardens. Radiator, picture shelving, feature ornate fireplace with timber surround having marble inset and matching hearth with electric fire. Wall light points, radiators.

Reception room 12' 0" x 13' 10" (3.65m x 4.21m)

Having a UPVC double glazed walk-in bay window to the front aspect, chimney breast with exposed open fire, original coved ceiling, radiator.

Dining Room 8' 8" x 11' 9" (2.63m x 3.59m)

Having coved ceiling, oak parquet flooring. Alcove with built in cabinetry, original internal window to the rear aspect, radiator, under stairs store covered with leaded internal glazed window to the rear aspect.

Kitchen 16' 8" x 8' 0" (5.09m x 2.45m)

Having a range of white gloss wall mounted cupboard and base units with contrasting fitted work-surfaces over, incorporating a white composite one and a half bowl sink unit with Franke mixer tap over. Bosch four ring gas hob, electric Combination double oven and grill. Plumbing for washing machine, incorporating wine rack, fully tiled walls, UPVC double glazed window to the front aspect. Radiator, built in store cupboard and separate walk-in pantry also housing Worcester Bosch gas fire central heating boiler.

Rear Porch/Utility 14' 2" x 8' 11" (4.32m x 2.71m)

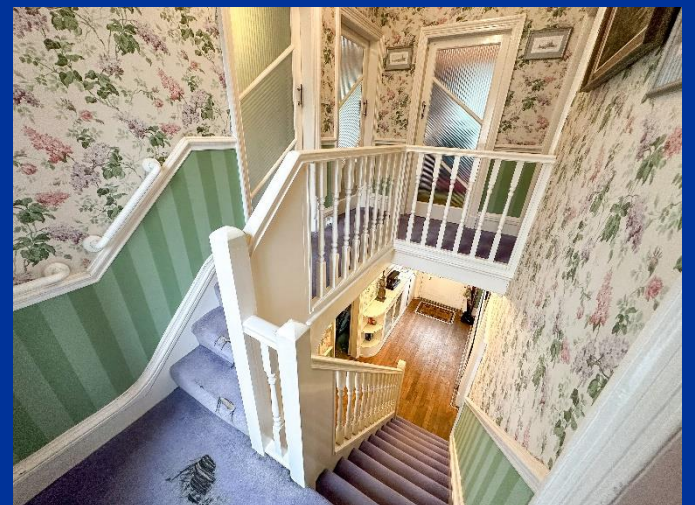
Having fitted base units with worksurface over having plumbing for washing machine and space for tumble dryer. Single glazed windows to the rear inside aspect with polycarbonate roof. Porch having The timber glazed doors having access through to the rear gardens.

First floor Gallery landing 12' 3" x 6' 0" (3.74m x 1.84m)

Having ornate plastered and coved ceiling, feature leaded picture window to the rear aspect. Feature staircase allowing access to the bedrooms and family bathroom.

Bedroom One 11' 11" x 11' 10" (3.64m x 3.60m into wardrobe)

Having range of fitted bespoke wardrobes with hanging rails incorporating fixed shelving space to side wall. UPVC deep set window to the front aspect, radiator, coving to ceiling.



Bedroom Two 11' 10" x 11' 3" (3.61m x 3.44m)

Built in wardrobes, range of fitted storage and bedroom furniture including bedside drawers and fixed mirror shelving. Radiator, UPVC double glazed deep set window to the front aspect with fixed window seat having incorporating drawers. Access to loft space, Coving to ceiling.

Bedroom Three 11' 7" x 8' 6" (3.52m x 2.59m)

Currently utilised as a dressing room fitted with a range of built in bespoke fitted wardrobes with hanging rails and shelving and fixed mirrored doors. Deep set Upvc double glazed window to the rear aspect, coving to ceiling, radiator.

Bedroom Four 8' 4" x 6' 0" (2.54m x 1.84m)

Having a deep set UPVC double glazed window to the front aspect.

Family Bathroom 11' 9" x 8' 4" (3.57m x 2.55m)

Having a corner enclosed shower cubicle with electric shower - fully tiled panelled Jacuzzi style bath, bidet, low level WC and pedestal wash hand basin. Radiator, recessed lighting to ceiling, deep set UPVC double glazed obscured window to the rear aspect. Part tiled walls, Storage cupboard with Louvre door.

Externally

Property has planning permission granted for the construction of a new driveway with shared access

Providing off-road parking for vehicles. There will be gardens to the side and rear of the property as detailed in the supplied plan.

Please not permission will be granted for the owners of 87 Leek Road to have full use of the driveway and garage until the purchaser of the building land known as Land at 87 Leek Road is sold. On completion of the building land the owners will establish a new driveway in accordance with the agreed planning permission before building works are carried out. Once established use of the existing driveway and garage will cease.

Outbuilding 9' 5" x 12' 9" (2.87m x 3.88m)

Access down into the sump.

Toilet

Having WC and wash basin. Window to the side.

Note

Please note outline planning permission has been granted for two semi detached properties on the garden land adjacent.

Council Tax Band: F

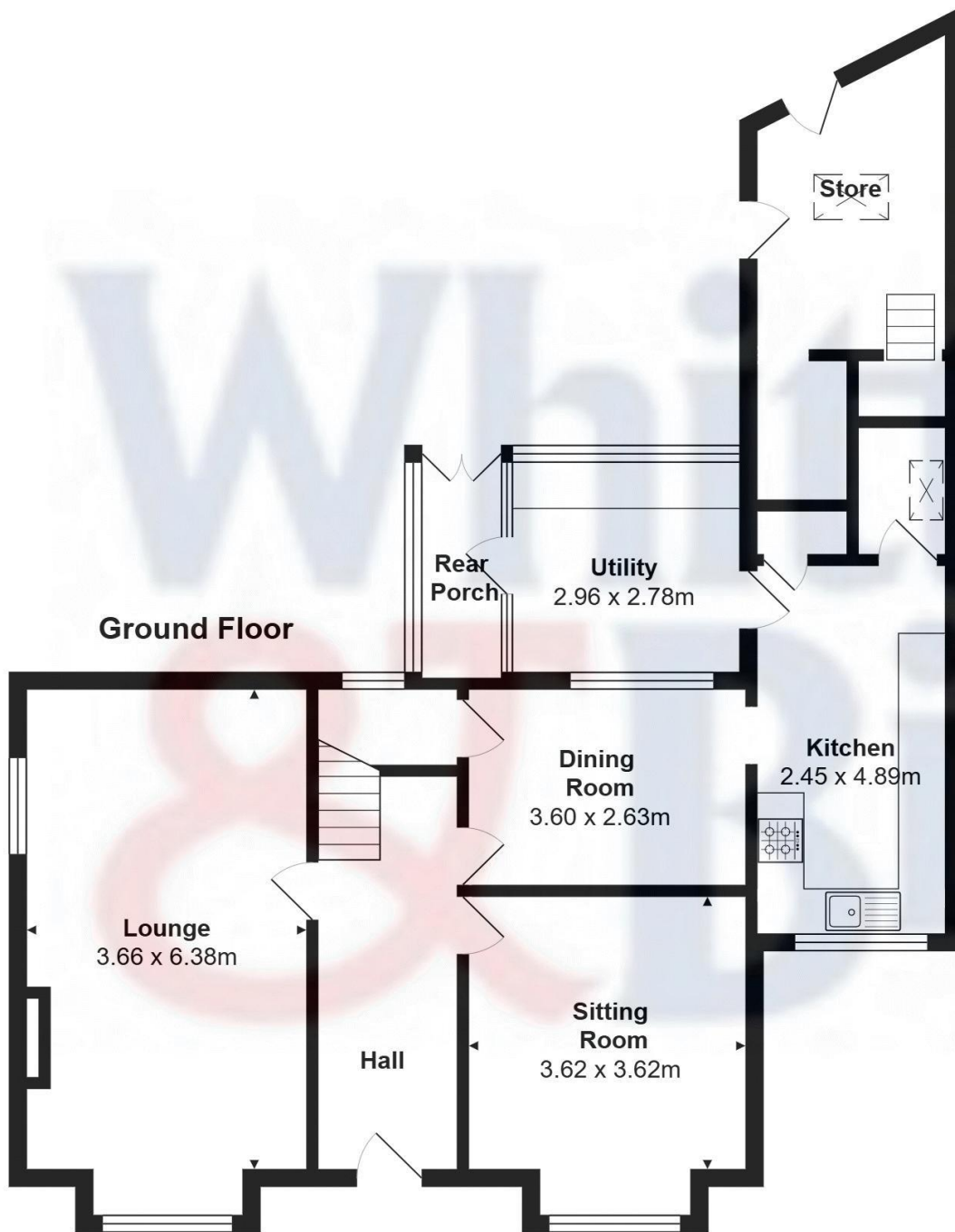
EPC Rating: E

Tenure: Freehold



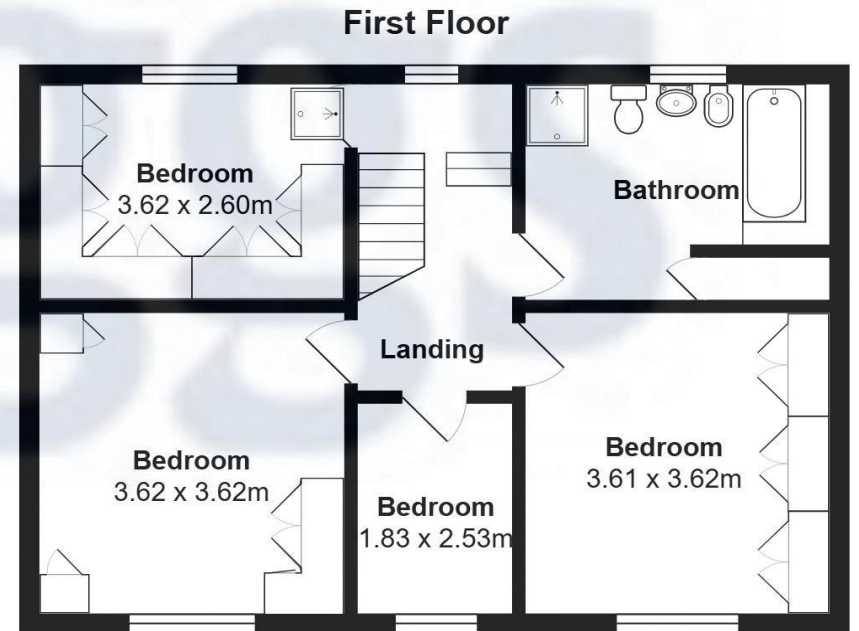


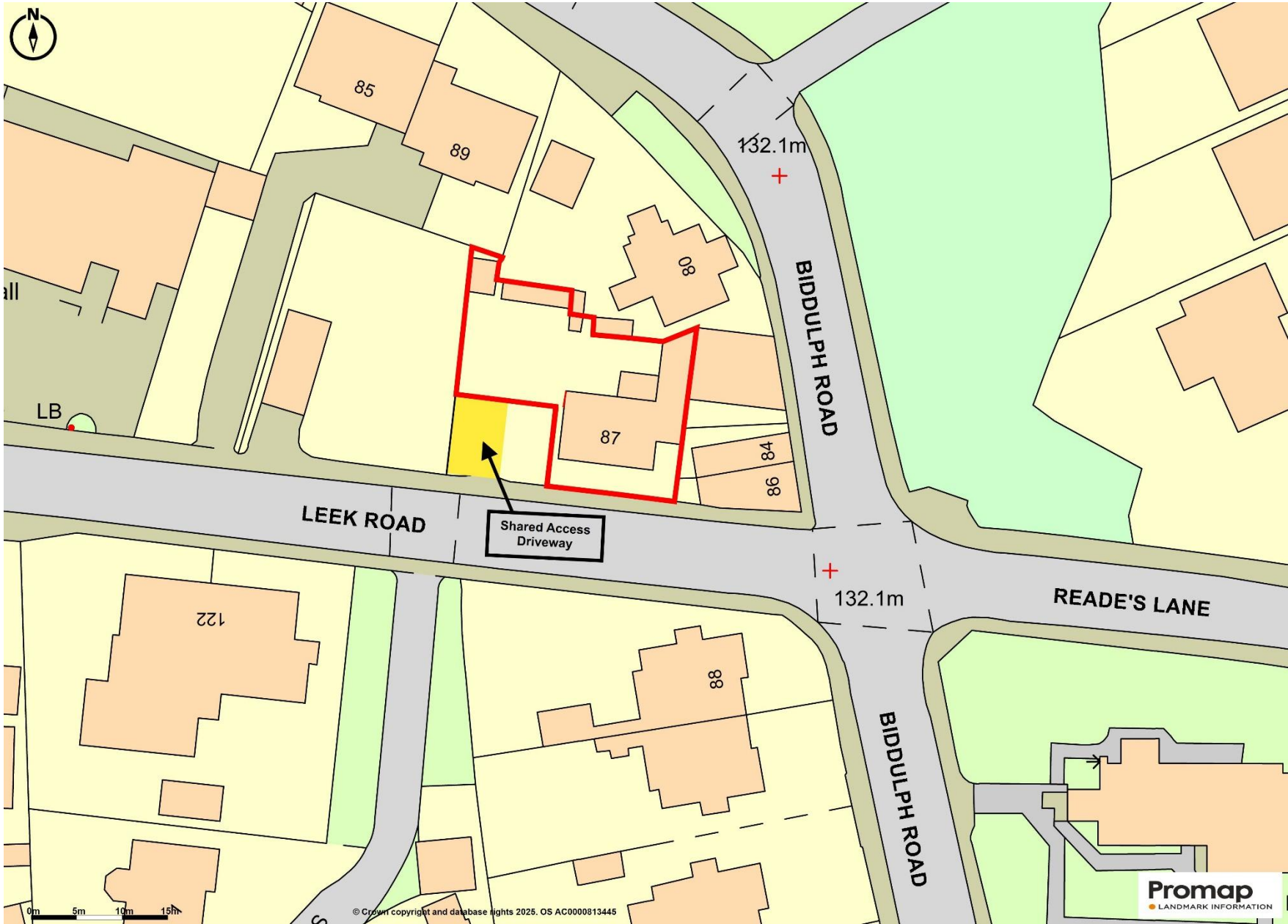




Total Area: 163.7 m²

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







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