



Two Trees, Consall, Staffordshire, ST9 0AF.  
Offers in the Region Of £800,000

Whittaker Est. 1930  
& Biggs

# Two Trees, Consall, ST9 0AF.

A unique individually designed detached residence in an exceptional prestigious location in the Staffordshire Moorlands. Tucked away in a private location overlooking neighbouring fields whilst being nestled on 1.67 acres or thereabouts of land which includes a tennis court proving space for umpires and players.

This property is perfect for a buyer who is searching for luxury and precise attention to detail. It is only on inspection one appreciates the versatile arrangement of the layout of this impressive family home. Perfect not only for a family but also suitable for those downsizing. There is an excellent mix of formal reception rooms and more informal cosy family areas. In total the ground floor comprises of four reception rooms.

You are welcomed into the striking reception hall that provides access to the whole home together with the ground floor cloak room and shower room. The breakfast kitchen is of generous proportions and includes an excellent range of kitchen apparatus plus sliding doors leading to the formal gardens. The kitchen provides access to the utility. Three reception rooms are located to the ground floor including the lounge, dining room and study all to an excellent size. Two bedrooms complete the ground floor both with sink units and views over the rear gardens.

Approached from the galleried landing, the principal bedroom suite to this charming house is truly exquisite. Leading from the main bedroom situates a his and hers dressing room separated by fitted wardrobes complemented by an en-suite offering a bath and shower. There are currently two further rooms to the first floor one being currently utilised as a home studio and the other as a storage space.

The gated entrance leads to the impressive grounds and landscaped gardens, with ample off road parking and access to the double garage. To the frontage of the property is a splendid stone seating area perfect for alfresco dining, which oversees the front gardens.

To the rear and side of the property is mainly laid to lawn with mature trees, plants and shrubs with pleasant views. The tennis courts are laid to tarmacadam surrounded by hedgerow. A viewing is highly recommended to appreciate the size, location, privacy and potential of this property.



## Situation

Located some 6 miles South of the popular historic market town of Leek, Consall is a popular village location offering easy access to neighbouring villages. Consall is a short drive from the Cheshire border, giving good commuting access to Leek and Congleton and also Macclesfield and the Motorway Network. Private schooling is accessible with ease, with local private transport to either Kings Private School situated in Macclesfield or Newcastle-under-Lyme School.

## Porch

UPVC French doors to the front elevation, two UPVC double glazed windows to the front elevation, tiled floor.

## Entrance Hallway

Wood glazed door and windows to the front elevation, two radiator, cornicing.

## Rear Hallway

Staircase to the first floor.

## Cloakroom

Wood glazed window to the rear elevation, tiled flooring, chrome ladder radiator.

## Understairs Storage Cupboard

Light, tiled flooring.

## Shower Room 6' 4" x 8' 4" (1.93m x 2.55m)

Two wood glazed windows to the rear elevation, walk in shower cubicle, radiator, lower level WC, vanity wash hand basin, tiled surround.

## Lounge 24' 5" x 17' 8" (7.43m x 5.38m)

UPVC double glazed sliding patio doors to the front elevation, two wooden glazed windows to the side elevation, wooden glazed window to the side elevation, three radiators, feature fireplace set on blue tiled hearth, surround and feature wood mantle, cornicing, exposed wooden beams.

## Dining Room 12' 4" x 18' 7" (3.76m x 5.67m)

Wood glazed windows to the side and rear elevation, parquet flooring, electric fire set on marble hearth and wood surround, cornicing, fitted bar area, butlers pantry, radiator.

## Breakfast Kitchen 32' 3" x 10' 10" (9.83m x 3.30m)

Wood glazed window to the rear and side elevation, radiator, units to the base and level, integral Bosch dishwasher, inset one and half bowl sink unit with drainer, tiled splash back four ring electric hob, double Hotpoint oven/grill, hotplates, electric kick space heater. Breakfast Room: UPVC sliding doors to the front and side elevation, wood glazed feature bay window to the rear and side elevation, two radiators, tiled flooring.

## Utility 11' 4" x 4' 7" (3.46m x 1.39m)

Wood glazed French doors to the rear elevation, storage cupboard, units to the base level, stainless steel sink unit with drainer, plumbing for washing machine, space for dryer.

## Study 9' 6" x 9' 6" (2.89m x 2.89m)

Wood glazed window to the front elevation, radiator, cornicing.

## Inner Hallway

Two wood glazed windows to the front elevation, two radiators.

## Bedroom Two 15' 6" x 10' 2" (4.72m x 3.09m)

Wood glazed window to the rear and front elevation, two radiators, fitted wardrobes, vanity wash hand basin.

## Bedroom Three 12' 4" x 10' 3" (3.76m x 3.12m)

Wood glazed window to the rear elevation, radiator, vanity wash hand basin.

## First Floor

### Galleried Landing

UPVC double glazed window to the rear elevation, radiator.

### Bedroom One 14' 4" x 11' 11" (4.37m x 3.62m)

UPVC double glazed windows to the front elevation, radiator.

### His & Hers Dressing Room 9' 7" x 14' 1" (2.92m x 4.30m)



UPVC double glazed window to the side elevation, fitted wardrobes, two dressing tables, radiator.

**Ensuite** 10' 3" x 14' 7" (3.13m x 4.44m)

UPVC double glazed window to the rear elevation, vanity wash hand basin, double shower cubicle, lower level WC, bidet, inset bath, radiator.

**Studio** 10' 10" x 12' 10" (3.30m x 3.92m)

UPVC double glazed window to the rear elevation, two wood glazed Velux windows.

**Storage Room** 10' 6" x 13' 0" (3.19m x 3.96m)

Light and power connected.

### Outside

Graveled driveway, area laid to lawn, mature trees, plants and shrubs, fenced boundary, gated access, stone slabbed patio area.

### Rear Garden

Area laid to gravel, stone slabbed patio area, water feature, outside water tap, area laid to lawn, hedged boundaries, mature trees, plants and shrubs.

### Tennis court

Laid to tarmac, hedged boundaries.

**Garage** 19' 0" x 20' 8" (5.79m x 6.30m)

Electric up and over door, wood double glazed window to the rear elevation, light and power connected, loft room.

Note:

Council Tax Band: G

EPC Rating: E

Tenure: believed to be Freehold



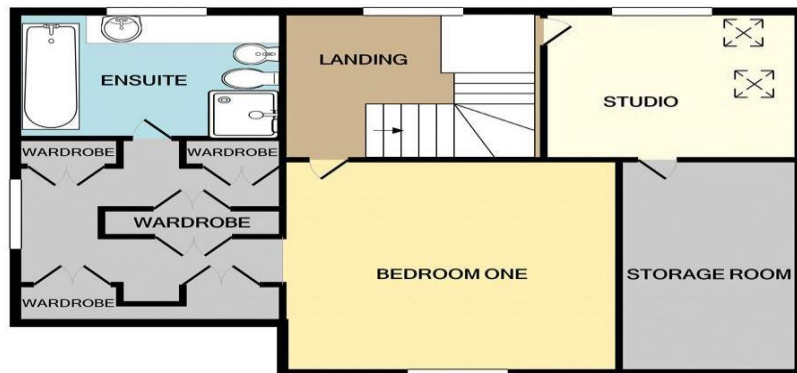






GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1894 SQ.FT.  
 (176.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2605 SQ.FT. (242.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
 APPROX. FLOOR  
 AREA 711 SQ.FT.  
 (66.0 SQ.M.)



## Directions

From Leek proceed out of the town on the A520 Cheddleton Road for approximately 6 miles passing through Birchall, Leekbrook and Cheddleton. Upon entering into the village of Wetley Rocks, after passing the petrol station bear left into the A522 Cheadle Road. Follow this road for a short distance taking the first left into Consall Lane signposted Consall. Two Trees is located on the left hand side.

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Est. 1930  
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