



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# Lot 1 Lowes Farm, Congleton Road, Gawsworth, Cheshire, SK11 9ER

A magnificent opportunity to acquire a period detached country farmhouse in need of modernisation with a large outbuilding with development potential set within gardens and grounds extending to approximately 0.78 acres with the option to purchase a further 7.36 acres of grazing land at offers over £100,000 (Lot 2).

**Guide Price £595,000**

The property is approached by a deep driveway leading to the forecourt allowing ample hardstanding for motor vehicles. The gardens extend to three sides and consist of lawns, borders, shrubs and a small paddock to the rear with a natural pond. A special mention must be made to the fantastic views over the adjoining countryside..

The accommodation briefly comprises an enclosed porch, spacious lounge with exposed beams, dining room, large breakfast kitchen, WC, separate annex comprising bed/sitting room with access to a dining kitchen and a shower room/WC. To the first floor the landing allows access to three double bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed.

There is a large detached out building split into various rooms but is in a poor state of repair. Lots of potential for re-development subject to planning.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions: From, the traffic lights adjacent to The Flower Pot public house proceed along the A536 Congleton road in the direction of Congleton where the property can be found on right hand side approximately 1/4 mile past The Rising Sun public house.

## **ACCOMODATION**

### **GROUND FLOOR**

#### **ENCLOSED PORCH**

#### **LOUNGE 14'9" x 13'9"**

With tiled fireplace, radiator, exposed beams.

#### **DINING ROOM 15'4" x 13'3"**

With radiator, stone fireplace, stairs to first floor.

#### **BREAKFAST KITCHEN 13'1" x 13'**

With range of oak units, radiator, stainless steel sink unit, plumbing for washing machine, gas boiler, gas cooker point, door to carport with exposed beams.

#### **WC**

With low level WC, vanity wash hand basin, tiled walls.

#### **ANNEX**

With separate entrance and income potential as a holiday let.

#### **BEDROOM/SITTING ROOM 14'10" x 8'10"**

With built-in cupboards, access to:

#### **DINING KITCHEN 18'9" x 9'4"**

With base units, 4 ring gas hob, sink unit, gas boiler, radiator, dining area, door to garden.

#### **BATHROOM 9'1" x 5'1"**

With tiled double shower, pedestal wash hand basin, low level WC, heated towel rail, tiled floor.

## **FIRST FLOOR**

### **LANDING**

#### **BEDROOM 1 15'6" x 13'3"**

With exposed beams, radiator, beautiful views.

#### **EN-SUITE**

With pedestal wash hand basin, low level WC, shower, two built-in cupboards.

#### **BEDROOM 2 15' x 14'**

With radiator, access to roof space, beautiful views.

#### **BEDROOM 3 15' x 8'10"**

With radiator, wonderful views.

### BATHROOM/WC 10'10" x 9'6"

With corner bath, shower, low level WC, pedestal wash hand basin, radiator, part tiled walls, access to roof space.

### OUTSIDE

Large detached outbuilding in need of renovation with gardens and grounds extending to 0.78 acres. Well in working order. Carport with exposed beams (21'6" x 12'1").

### Tenure:

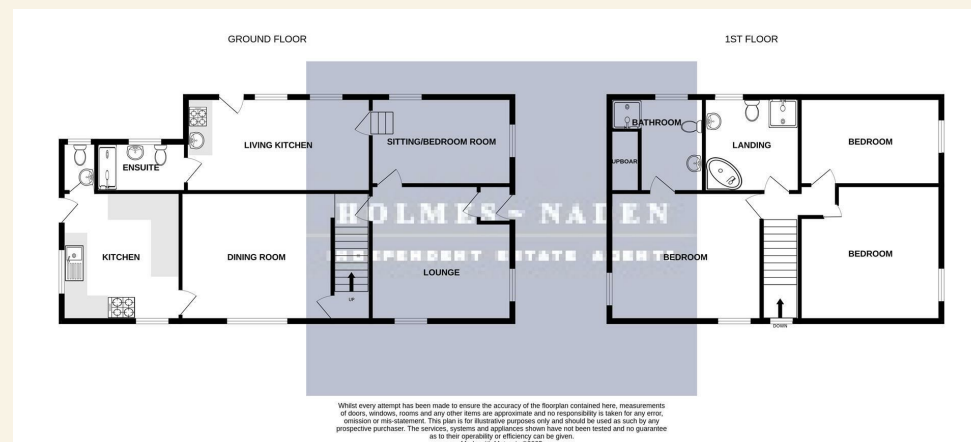
Freehold. Interested purchasers should seek clarification of this with their solicitor.

### Viewings:

Strictly by appointment through the Agents.

### Possession:

Vacant possession upon completion.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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### MISDESCRIPTIONS ACT 1967

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