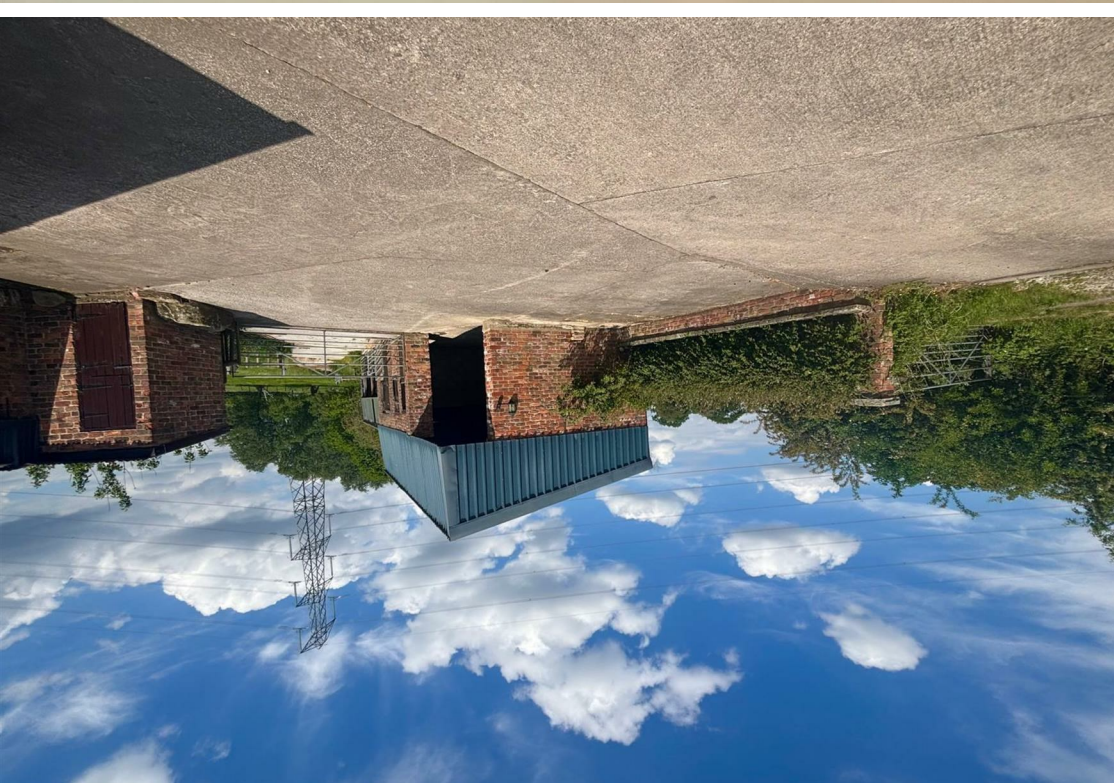
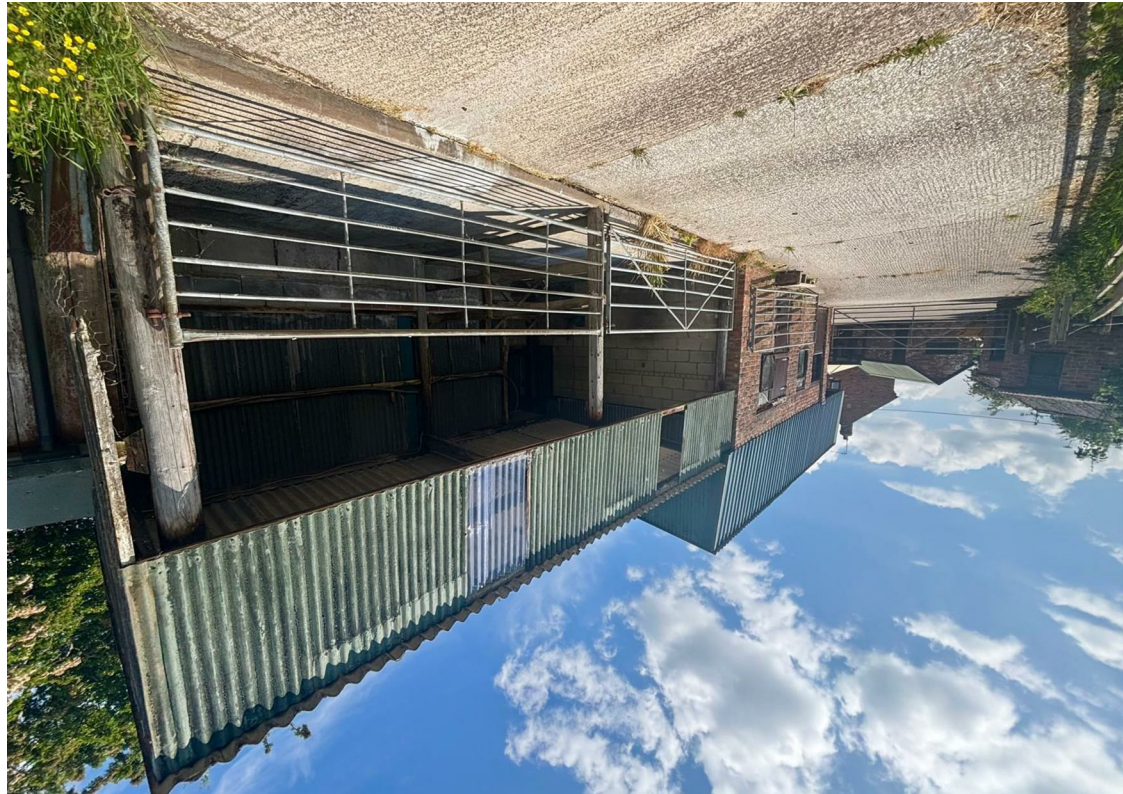




jordanfishwick

MOSS COTTAGE FARM CONGLETON ROAD
Guide Price £500,000

MOSS COTTAGE FARM CONGLETON ROAD GAWSWORTH MACCLESFIELD

**** NO ONWARD CHAIN **** This truly charming detached farmhouse is situated within a desirable RURAL LOCATION with STUNNING OPEN VIEWS across Shutlingsloe and surrounding countryside. In addition to the main house, there is a former barn which is currently unused, stables, paddock and car port. Enjoying a wealth of features including exposed wood beams, latch lock doors, stone floors and open grate fireplaces. This family home occupies a fantastic position and in brief the property comprises; porch, breakfast kitchen, living room and dining room. An inner hall off the porch allows access to the utility and boot room. The first floor accommodation comprises of a spacious landing, three bedrooms and a shower room. Externally the property is set behind a driveway offering off road parking for several vehicles. The gardens are laid mainly to lawn with a patio ideal for entertaining friends and family with well stocked borders and mature trees beyond whilst there is approximately an acre of grazing land within the paddock.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Location

Gawsworth offers some of the most lovely countryside as well as being one of the most charming village communities in the Macclesfield area. Enjoying leafy lanes and stunning historic buildings, such as the magnificent Gawsworth Old Hall and a thirteenth century church, the lake and other similarly beautiful buildings that make up the historic centre of the village. Gawsworth village is one of the most popular locations on the outskirts of Macclesfield, having a well attended and respected primary school, a stunning Hall and village Church, and is well placed on the main route through Macclesfield and Congleton. Apart from the previously mentioned Old Hall, the village is also well known for its modern primary school which has an enviable reputation.

Directions

From Macclesfield Park Green, travel up Park Street continuing at the roundabout onto Park Lane. After passing the college on the left hand side, turn left at the traffic lights onto Congleton Road. Carry on along Congleton Road passing The Rising Sun public house on the right. Take the next left onto what looks like a country lane adjacent to a row of properties on the right and the property will be found on the left.

Porch

Stone floor. Door to the breakfast kitchen and door to the inner hallway with access to the utility/boot room.

Breakfast Kitchen

122' x 100'
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Spaced for a range cooker. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Tiled floor. Two double glazed windows to the side aspect and double glazed window to the front aspect with views towards Shutlingsloe. Space for a small table and chairs. Radiator. Stairs to the first floor.

Dual Aspect Living Room

174' x 122'
Spacious reception room featuring an open grate fireplace with brick surround. Three double glazed windows. Double glazed door to the garden. Radiator.

Dining Room

123' x 90'
Ample space for a dining table and chairs. Feature fireplace with brick surround and exposed beams. Double glazed window. Radiator.

Inner Hallway

Stone floor. Door to the utility/boot room. Stable door to the garden.

Utility

90' x 70'
Space for additional appliances. Belfast style sink unit. Window.

Boot Room

90' x 53'
Window and door to the driveway.

Stairs To The First Floor

Turning staircase to the first floor. Double glazed window. Latch lock doors to the the bedrooms and bathroom. Built in airing cupboard. Access to the loft space.

Bedroom One

123' x 90'
Double bedroom with built in wardrobe. Double glazed window.

Bedroom Two

128' x 80'
Double bedroom with built in wardrobe. Double glazed window. Wooden floorboards.

Bedroom Three

90' x 70'
Single bedroom with double glazed window.

Shower Room

Spacious shower room comprising; shower cubicle, low level WC and vanity wash hand basin. Ladder style radiator. Built in storage cupboard. Part tiled walls. Double glazed window.

Outside

Driveway

Externally the property is set behind a driveway offering off road parking for several vehicles.

Car Port

Barn

Stables And Outbuildings

Garden

The gardens are laid mainly to lawn with a patio ideal for entertaining friends and family with well stocked borders and mature trees beyond.

Paddock

There is approximately an acre of grazing land within the paddock.

Tenure

The vendor has advised that the property is Freehold and that the council tax band is G. We would advise any prospective buyer to confirm this with their legal representative.

Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

