



STEPHENSON BROWNE

Mow Lane, Mow Cop, Stoke-On-Trent

ST7 3PX



£820,000

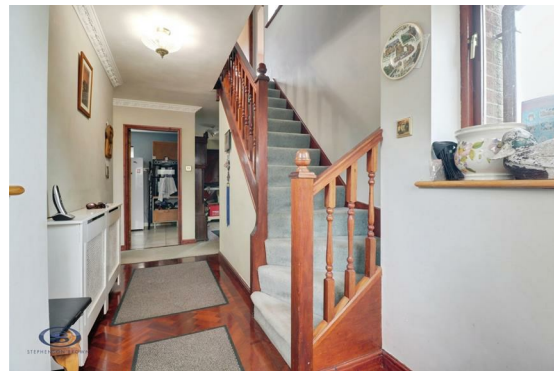
DESCRIPTION

An incredibly rare opportunity to purchase a **FOUR BEDROOM DETACHED FARMHOUSE** situated on a plot of over 2.5 ACRES, with a **HUGE BRICK-BUILT BARN** which has the potential to be converted to a dwelling (subject to planning permission and building regulations etc).

Nestled amongst countryside and accessed via a shared, private driveway, this self-built home offers a very unique opportunity, having had one careful owner since new! Although requiring modernisation, the property occupies a prime plot close to Mow Cop, with a huge amount of development potential for both the home itself, and the sizeable barn to the rear.

An entrance hallway leads to the lounge, separate kitchen, spacious dining room, a useful utility room and a ground floor shower room, whilst upstairs there are four bedrooms and the family bathroom. There are currently double doors between the principal bedroom and the third bedroom, which acts as a dressing, but could easily be altered to be its own bedroom. There is also a generous storage cupboard to the main bedroom, with the potential to create an en-suite.

The property sits on a plot of over 2.5



acres, which is mostly lawned and borders a nearby brook, with woodland and fields beyond. The real surprise here is the detached barn - a huge space which would be ripe for conversion to a further dwelling, subject to planning permission/building regulations. Built with this in mind, the joists in the roof space include an opening for a potential staircase to the first floor.

Mow Lane is an ideal location within Mow Cop, surrounded by countryside but retaining good transport links to commuting routes such as the M6, A500 and A34. Amenities within Mow Cop village, Kidsgrove, Alsager and Congleton are within easy reach. There are also several schools nearby including Woodcock's Well C of E Primary School and Castle Primary School.

An incredible opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.



ROOM DESCRIPTIONS

Entrance Hall

Two timber framed double glazed windows and timber framed front and rear doors, parquet flooring, two ceiling light points, radiator, under stairs storage cupboard.

Lounge

21'5" x 11'10"

Timber framed double glazed window and patio doors, fitted carpet, two ceiling light points, radiator, feature fireplace.

Dining Room

10'10" x 8'10"

Timber framed double glazed window, parquet flooring, ceiling light point, radiator.

Kitchen

14'5" x 8'7"

Tiled flooring, timber framed double glazed window, ceiling strip light, radiator.

Utility Room

10'1" x 8'4"

Tiled flooring, two timber framed single glazed windows, ceiling light point, radiator, boiler, double Belfast style porcelain sink, wall and base units, tiled splashback, space and plumbing for appliances.

Shower Room

10'0" x 3'10"

Tiled flooring, timber framed double glazed window, ceiling light point, radiator, towel radiator, part tiled walls, W/C, wash basin with vanity unit, shower cubicle.

Landing

Fitted carpet, timber framed double glazed window, two ceiling light points, loft access.

Bedroom One

12'1" x 11'10"

Fitted carpet, timber framed double glazed window with views over countryside to the rear, ceiling light point, radiator, large storage cupboard (with potential to become an ensuite), folding doors leading into Bedroom Three.



Bedroom Two

14'10" x 8'11"

Maximum measurements - Fitted carpet, timber framed double glazed window with views over the front garden and countryside, ceiling light point, radiator, storage cupboard.

Bedroom Three

11'11" x 9'0"

Minimum measurements - Fitted carpet, timber framed double glazed window with views over the front garden and countryside, ceiling light point, radiator.

Bedroom Four

8'7" x 7'6"

Laminate flooring, timber framed double glazed window with views to the rear, ceiling light point, radiator.

Bathroom

8'7" x 7'7"

Vinyl flooring, timber framed double glazed window, tiled walls, ceiling light point, radiator, airing cupboard, W/C, pedestal wash basin, bidet, bath.

Outside

To the front of the property is a large lawn with border hedges and trees, whilst to the rear is a lawn and patio area, with land extending for approximately 2.5 acres to the nearby brook and woodland, including outbuildings and a driveway to the property itself and a separate access leading to the barn.



Detached Two Storey Barn

A huge detached brick-built barn with the potential to be converted into another dwelling (subject to planning permission and building regulations). Currently split into three sections;

Section One - 14.916m x 6.202m - Two electric roller full height doors, solid wood side access door, seven UPVC double glazed windows, split into two parking areas and a workshop space.

Section Two - 6.215m x 3.179m - Two UPVC double glazed window, ceiling joists position to allow for a potential staircase leading to the first floor/attic (in readiness for a potential conversion).

Section Three - 6.209m x 3.907m - Three UPVC double glazed windows, composite rear door.

Council Tax Band

The council tax band for this property is D.

Freehold Tenure

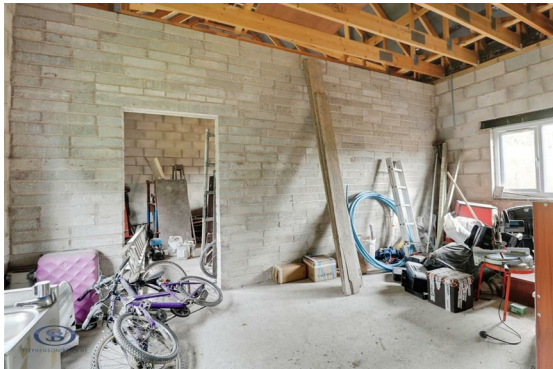
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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Alsager AML Disclosure

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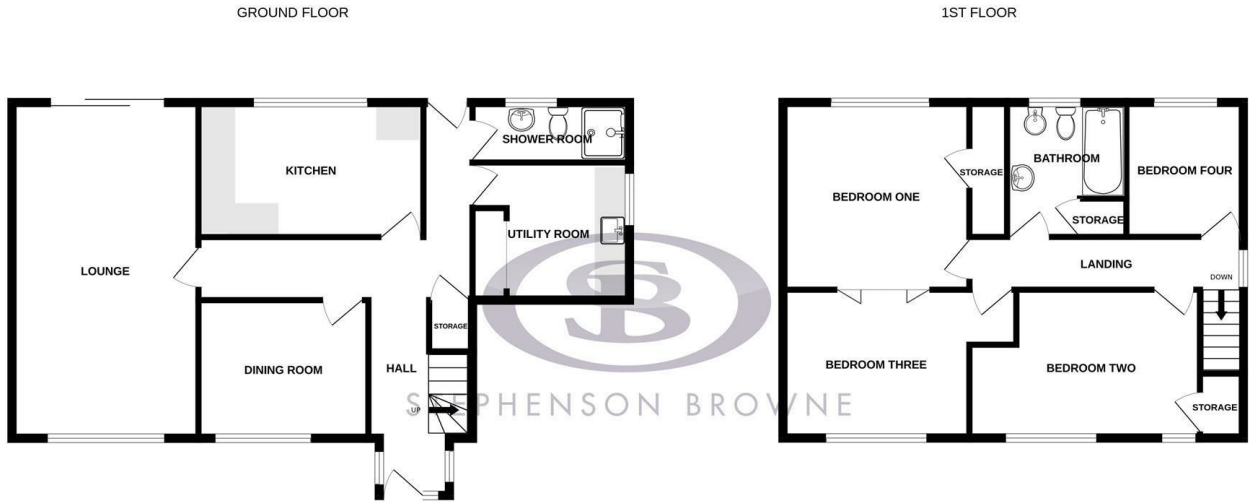
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Viewing

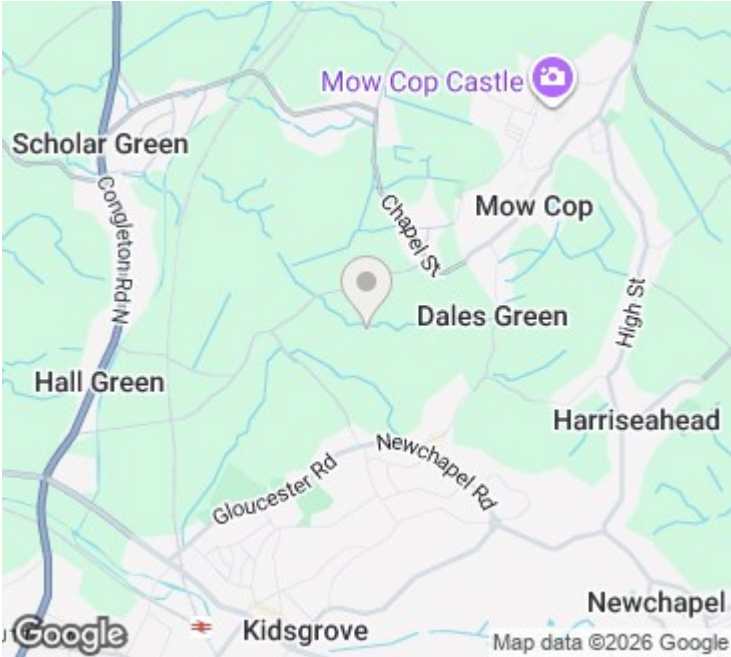
Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

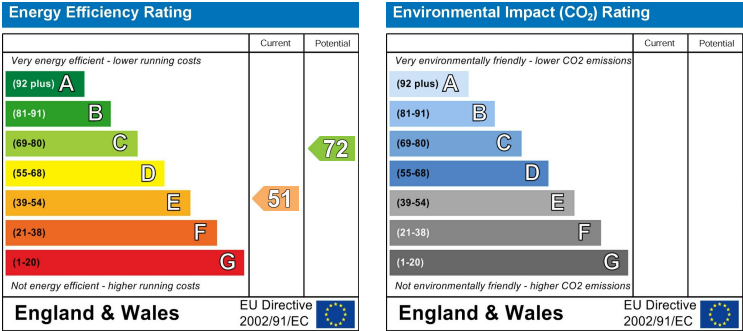


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating



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