

STEPHENSON BROWNE

Daisy Bank, Mow Cop, Stoke-On-Trent

ST7 3PN

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Auction Guide
£700,000

DESCRIPTION

MODERN METHOD OF AUCTION- STARTING BID- £700,000

Rarely does an opportunity such as this come to the market. Nestled in the heart of the highly sought-after village of Mow Cop, this substantial and character-filled detached cottage occupies an exceptional plot extending to approximately two acres, enjoying breathtaking panoramic views stretching for miles across the surrounding Cheshire and Staffordshire countryside.

Having been lovingly maintained over the years, the property offers the perfect balance of charm and potential. Rich in original character features, including exposed beams and fireplaces, the home provides generous and versatile accommodation throughout, whilst still presenting an exciting opportunity for a purchaser to modernise and create their dream countryside residence. Whether seeking a spacious family home, multi-generational living arrangement, or a property with future development potential (subject to any necessary consents), this unique home offers endless possibilities.

The accommodation begins with a welcoming dining room, forming the heart of the home and providing













access to the principal living spaces. From here, there is a cottage-style kitchen, a cosy snug with feature open fireplace, rear porch, and a substantial lounge with fireplace. The lounge flows through to a bar area, creating a fantastic space for entertaining family and friends. Beyond this, an inner hallway leads to the shower room, fourth bedroom and an additional lounge. Benefitting from its own external entrance, this section of the property lends itself perfectly to use as a self-contained annexe for a dependent relative, guest accommodation, or potential home office suite.

To the first floor, the landing provides access to three well-proportioned bedrooms together with the family bathroom, all enjoying an abundance of natural light and pleasant outlooks over the surrounding grounds and countryside beyond.













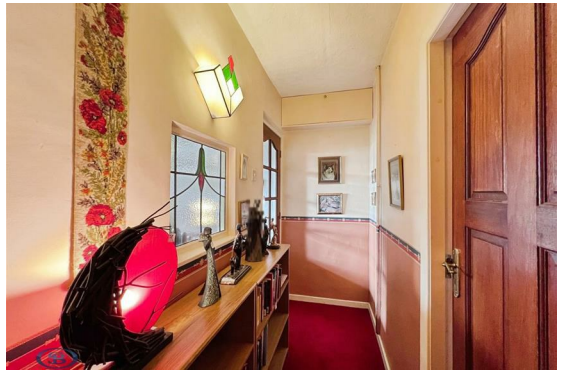
Externally is where this remarkable property truly comes into its own. Occupying an impressive plot of approximately two acres, the grounds wrap beautifully around the home and provide an outstanding amount of outdoor space rarely found in today's market. Well-maintained gardens, open lawned areas and far-reaching rural views create a wonderful sense of privacy and tranquillity, allowing buyers to enjoy a true countryside lifestyle whilst remaining conveniently connected to local amenities.

Double gates open onto a spacious driveway with extensive parking available to the front and side of the property, comfortably accommodating multiple vehicles. Further parking and storage are provided by a detached double garage, whilst a timber-built workshop/shed with power and lighting offers excellent versatility for hobbies, storage or workspace requirements. Completing the external offering is a useful stone-built outbuilding, ideal for additional outdoor storage.

Positioned within the historic hilltop village of Mow Cop, renowned for its iconic folly, spectacular scenery and countryside walks, the property enjoys the best of both worlds. A range of local amenities can be found nearby, with larger shopping facilities, supermarkets, schools and leisure amenities available in Congleton, Kidsgrove and Alsager. Excellent transport links are also close at hand, with convenient access to the A34, A500 and M6 motorway network, whilst nearby rail stations provide connections to Manchester, Stoke-on-Trent and beyond.

Properties offering such extensive grounds, characterful accommodation and truly outstanding views are exceptionally rare. This is a unique opportunity to acquire a distinctive countryside home with space, flexibility and enormous potential in one of the area's most desirable locations.

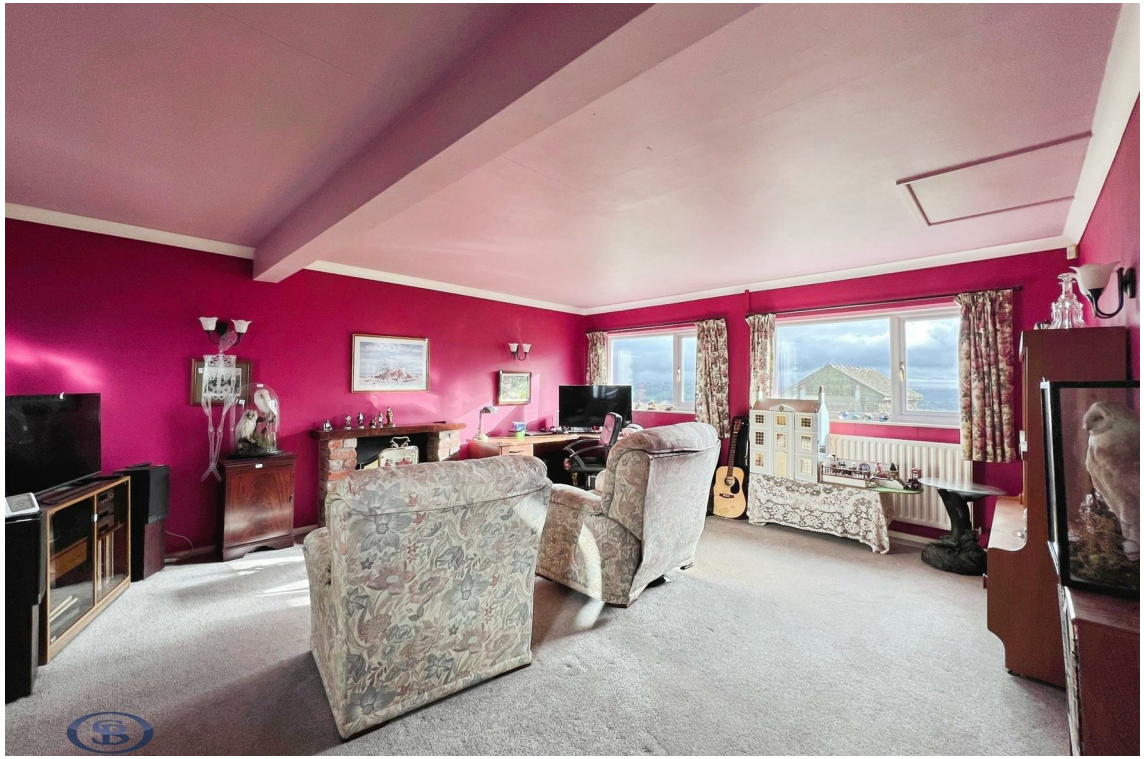












Auctioneers Comments:
MODERN METHOD OF AUCTION-
STARTING BID- £700,000
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?
For a FREE valuation please call or e-mail and we will be happy to assist.













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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.



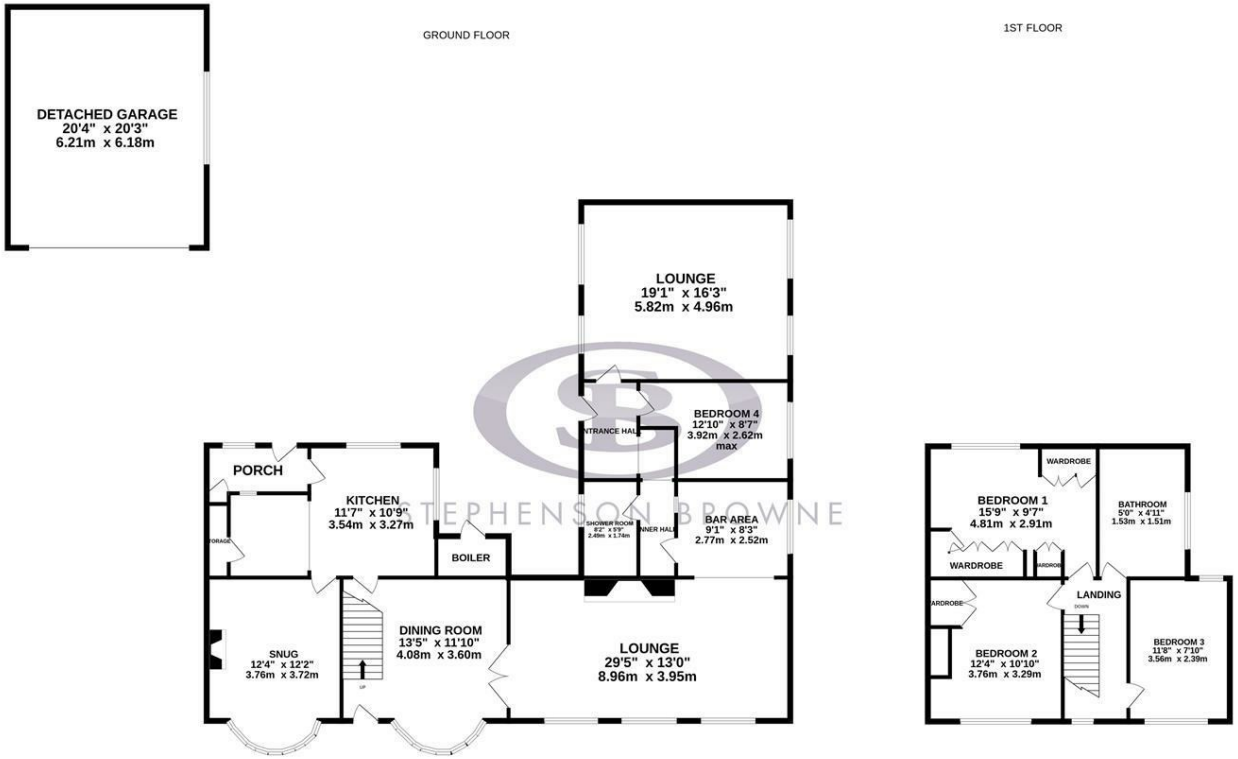








Floorplans

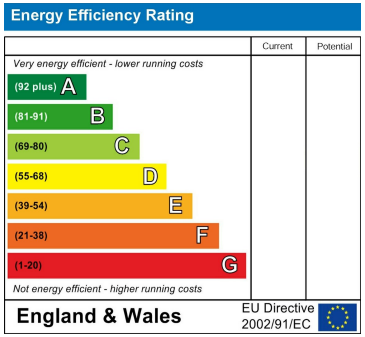


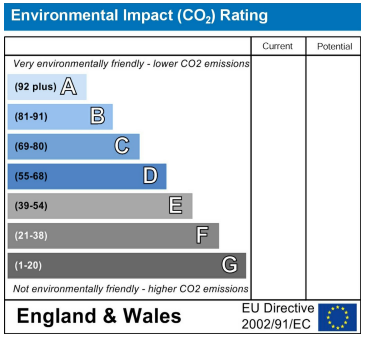
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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