

FAMILY BATHROOM 11' 9" x 8' 4" (3.58m x 2.54m) : PVCu double glazed deep set opaque window to rear aspect. Recessed lighting to ceiling. Low level W.C. Pedestal wash hand basin. Bidet. Fully tiled panelled bath. Corner enclosed shower cubicle housing an electric shower. Part tiled walls. Single panel radiator. Storage cupboard with louvre door.

Outside : Extensive gardens and grounds extending to 1,068 sq.m.

DETACHED GARAGE 33' 7" x 15' 8" (10.23m x 4.77m) **internal measurements** : Sliding bi-fold door. Personal door.

OUTBUILDING 9' 5" x 12' 9" (2.87m x 3.88m) : Access down into the sump.

TOILET : Window to side aspect. W.C. Wash basin.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3HX



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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Stone House,
87 Leek Road, Congleton,
Cheshire CW12 3HX

Selling Price: £445,000

- CHARACTER 4 BEDROOM DETACHED STONE HOUSE – 1,760 SQ FT
- THREE RECEPTION ROOMS OFFERING FLEXIBLE ACCOMMODATION
- FITTED KITCHEN & SEPARATE UTILITY
- SPACIOUS FAMILY BATHROOM
- REQUIRES MODERNISATION - MASSES OF POTENTIAL
- DETACHED GARAGE & OUTBUILDING WITH W.C.
- GARDENS TO SIDE & REAR WITH OUTLINE PLANNING PERMISSION GRANTED
- PRESTIGIOUS MOSSLEY LOCALITY
- NO ONWARD CHAIN

Stone House, 87 Leek Road – A Rare Opportunity to Restore, Renovate & Develop in Prime Mossley.

Brimming with charm, character and untapped potential, **Stone House** is a striking four-bedroom detached residence set within vast mature gardens in one of Congleton's most sought-after areas – **the leafy, prestigious village of Mossley.**

A home with history and soul, this former gentleman's residence features beautiful original details throughout – high ceilings, ornate plasterwork, arched entranceways and deep-set windows – all waiting to be lovingly restored. Offering over 1,760 sq. ft. of internal space, including **four bedrooms and three reception rooms**, plus a **detached garage 33' x 15' and outbuildings**, the scope for transformation is significant.

But that's not all. **Within the grounds**, the current owners have secured **outline planning permission** (Cheshire East Ref: **24/2657C**) for **two, three-bedroom semi-detached homes**. The proposed plot spans approx. **653 sq.m.**, offering developers and self-builders an exciting chance to create quality new homes in an established, in-demand location.

The main home itself would make a superb renovation project for a growing family, with an expansive ground floor including a 23ft dual-aspect lounge, bay-fronted sitting room, formal dining room and a kitchen, all flooded with natural

light. Upstairs, four bedrooms and a large family bathroom provide generous space and flexibility. Extensive gardens to the front, side and rear provide seclusion, scope for landscaping, or space to entertain, relax or extend (subject to further consent).

Outside

- Mature, private gardens with expansive lawns.
- **Detached garage** (over 33ft long) plus **outbuilding and WC.**
- Outline planning permission granted for **two 3-bedroom semi-detached dwellings.**
- Ample parking and gated entrance.

Location Highlights

Perfectly positioned on the outer edges of Congleton, Stone House is just a short stroll to **Congleton railway station**, ideal for commuters. A vibrant local village scene is right on your doorstep, including:

- Chemist, bakery, post office, convenience stores, hairdressers, hardware store.
- The renowned "Wonky Pear" micro-bar – a new local favourite.
- Highly-rated Mossley C of E Primary School, nurseries, and afterschool care.

- Nearby countryside walks along the Macclesfield Canal and Biddulph Valley Way.
- Excellent transport links via Congleton Link Road, A34, M6 & Manchester Airport.

Whether you're searching for your forever family home, a rewarding renovation project, or a development with guaranteed potential in one of **Cheshire's most desirable areas, Stone House is a truly once-in-a-generation opportunity.**

Viewing by appointment only.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL 5' 11" x 17' 2" (1.80m x 5.23m) : Formal entrance hall having original pointed arched front entrance door with leaded glazed panelling. Original coving to ceiling. Single panel radiator. Fitted bespoke display cabinetry. Oak stripped flooring. Stairs to first floor landing.

LOUNGE 23' 10" x 13' 1" (7.26m x 3.98m) into bay : Partially coved ceiling. PVCu double glazed bay window to front aspect. PVCu double glazed windows to side aspect overlooking the gardens. Two radiators. Picture shelving. Feature ornate fireplace with timber surround having marble inset and matching hearth with electric fire. Wall light points.

RECEPTION ROOM 13' 11" x 12' 0" (4.24m x 3.65m) into bay : Original coving to ceiling. PVCu double glazed walk-in bay window to front aspect. Chimney breast with exposed open fire. Single panel radiator.

DINING ROOM 8' 8" x 11' 9" (2.64m x 3.58m) : Original internal window to the rear aspect. Single panel radiator. Alcove with built in cabinetry. Oak parquet flooring. Understairs store covered with leaded internal glazed window to rear aspect.

KITCHEN 16' 8" x 8' 0" (5.08m x 2.44m) : PVCu double glazed window to front aspect. Having a range of white-gloss eye level and base units with contrasting fitted preparation surfaces over, incorporating a white composite 1.5 bowl sink unit. Bosch 4-ring gas hob. Electric combination double oven and grill. Plumbing for dishwasher. Wine rack. Fully tiled walls. Double panel radiator. Built in store cupboard and separate walk-in pantry housing Worcester Bosch gas-fired central heating boiler.

REAR PORCH/UTILITY 14' 2" x 8' 11" (4.31m x 2.72m) : Single glazed window to rear aspect with polycarbonate roof over. Fitted with base units having preparation surfaces over. Space and plumbing for washing machine. Space for tumble dryer. Timber glazed door accessing the rear gardens.

First Floor :

GALLERIED LANDING 12' 3" x 6' 0" (3.73m x 1.83m) : Ornate plastered and coved ceiling. Feature leaded picture window to rear aspect. Feature staircase allowing access to the bedrooms and family bathroom.

BEDROOM 1 FRONT 11' 10" x 11' 3" (3.60m x 3.43m) : PVCu double glazed deep set window to front aspect with fixed window seat having incorporating drawers. Access to loft space. Coving to ceiling. Single panel radiator. Built in wardrobes. Range of fitted storage and bedroom furniture including bedside drawers and fixed mirror shelving.

BEDROOM 2 FRONT 11' 10" x 9' 3" (3.60m x 2.82m) : PVCu double glazed deep set window to front aspect. Coving to ceiling. Having a range of fitted bespoke wardrobes with hanging rails incorporating fixed shelving space to side wall. Single panel radiator.

BEDROOM 3 REAR 11' 7" x 8' 6" (3.53m x 2.59m) : PVCu double glazed deep set window to rear aspect. Coving to ceiling. Single panel radiator. Currently utilised as a dressing room fitted with a range of built in bespoke fitted wardrobes with hanging rails, shelving and fixed mirrored doors.

BEDROOM 4 FRONT 8' 4" x 6' 0" (2.54m x 1.83m) : PVCu double glazed deep set window to front aspect.

