Whittaker & Biggs Est. 1930
Rostons Group







The Cottage Wornish Nook, Somerford Booths, Congleton, CW12

£525,000

- Beautifully Refurbished Three-Bedroom Character Cottage
- Stylish Open-Plan Dining Kitchen Equipped With Integrated Appliances
- Beautifully Established And Meticulously Maintained Gardens
- Peaceful Position Surrounded By Open Fields & Countryside
- Idyllic Hamlet Setting In Highly Sought-after Somerford Booths
- Finished To a High Specification Throughout
- Extensive Gravelled Driveway Providing Parking For Several Vehicles
- Characterful Formal Lounge with Cosy Multi-Fuel Burner
- Contemporary Refurbished Shower Room & Downstairs WC
- Superb Open Garden Room – Perfect for Relaxing & Entertaining Plus A Timber Built Shed

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The Cottage Wornish Nook, Congleton CW12 2JP

A Beautifully Refurbished Character Cottage in an Idyllic Countryside Setting

Nestled within the peaceful hamlet of Somerford Booths, in the beautiful rural setting of Wornish Nook this charming three-bedroom character cottage has been thoughtfully refurbished to a high specification, seamlessly blending traditional charm with stylish modern living. Surrounded by open fields and enjoying a wonderfully tranquil outlook, the property offers an idyllic country lifestyle whilst remaining conveniently placed for both Congleton, Macclesfield and Holmes Chapel.

3 1 1 E

Council Tax Band: B





Internally, the accommodation is beautifully presented throughout. The welcoming formal lounge is rich in character and features a cosy multi-fuel burning stove, creating the perfect retreat during the cooler months. At the heart of the home is the impressive open-plan dining kitchen, fitted with a contemporary range of units and integrated appliances, providing an inviting and sociable space for everyday living and entertaining.

An inner hallway has been cleverly utilised to provide valuable additional storage, whilst a ground-floor WC completes the accommodation at this level.

To the first floor are two well-proportioned double bedrooms and a third single bedroom complemented by a beautifully refurbished and stylish shower room.

Externally, the property truly comes into its own. The rear garden provides a peaceful and private setting in which to relax, whilst the extensive gardens to the front are undoubtedly one of the home's defining features. The current owner has devoted meticulous care and attention to creating a mature garden filled with natural beauty, incorporating an abundance of established trees, shrubs and planting.

An open garden room provides a delightful spot for leisurely summer afternoons or evening entertaining, while tucked away beyond the more formal garden is a charming hidden wild garden, offering the opportunity to create a wonderfully secluded retreat.
Also positioned within the grounds is a useful garden shed, providing excellent storage for gardening tools and equipment, together with ample space for the seasoning and storage of logs for the multi-fuel burner. Offering practical additional storage, it is ideal for keeping outdoor furniture, bicycles and other garden essentials neatly tucked away

An extensive gravelled driveway with access via private gates provides generous off-road parking for several vehicles, with ample space to accommodate a motorhome or caravan, if desired.

Despite its wonderfully rural feel, the cottage is far from isolated. Its highly sought-after location provides convenient access to local amenities, with both Congleton, Macclesfield, Alderley Edge and Holmes Chapel all within commuting distance, allowing purchasers to embrace the tranquillity of countryside living without sacrificing everyday convenience.

A truly special home where character, quality and an exceptional setting combine, this beautiful cottage must be viewed to fully appreciate the lifestyle and surroundings on offer.

Entrance
Having a composite stable door to the front aspect - direct access into the-

Formal Lounge
15'7" x 15'8"
Having a UPVC double glazed window to the front aspect. Direct access to the dining kitchen Stairs to the first floor accommodation.
Feature beams to the ceiling
Multi fuel log burner sat on a stone hearth
2 traditional style radiators.

Dining kitchen
11'4" x 12'1"
Having a UPVC double glazed window to the front aspect. Comprising of range of wall cupboard and base units with solid woodwork surfaces over incorporating a Belfast style sink with chrome mixer tap over, space for oven, with extractor hood over, space for fridge freezer. Integral dishwasher and washing machine Tiled flooring. Recessed downlights. Wall mounted radiator. Feature beams to the doorframe. Access into the inner hallway with direct access to the rear garden.

WC
4'8" x 3'2"
Having a countertop basin sat on the vanity unit with tiled splashback, WC with push flush. Laminate style flooring. Ladder style radiator. Extractor fan.

First Floor Landing
Having access to the bedrooms and family bathroom. Access to the loft.

Master Bedroom
13'0" x 9'8"
Having a UPVC double glazed window to the front aspect with views of the gardens.
Feature beam to the ceiling. Double radiator.

Bedroom Two
10'4" x 9'6"
Having a UPVC double glazed window to the rear aspect with partial views of open fields. Feature beam to the ceiling. Double radiator. Wood effect laminate flooring.

Bedroom Three

5'7" x 6'7"

Having a UPVC double glazed window to the front aspect. Feature beam to the ceiling. Double radiator.

Shower Room

6'7" x 5'5"

Having a UPVC double glazed obscure window to the rear aspect

Having a double width shower cubicle with rainfall showerhead over and separate shower attachment, countertop basin sat on a vanity unit with chrome mixer tap over, WC with push flush. Chrome heated radiator. Wood effect laminate flooring. Partially tiled walls.

Externally

Having a extensive gravelled driveway - access through private gates, with ample parking for several vehicles.

Good size open shed, pathed pathway leading to the landscaped gardens with an array of mature plants trees and established shrubbery, gated access at the rear of the garden through to an additional wild garden. All seasons open garden room with decking.

LPG storage tank.

To the rear of the property there is a low maintenance artificial lawned grass with steps up to a gravelled patio area.

NOTE

Property connected to a septic tank.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.













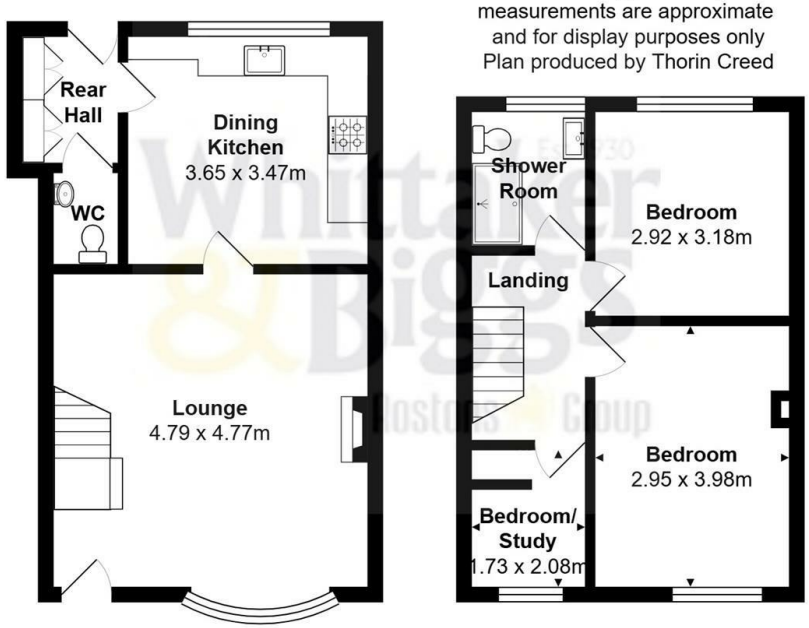


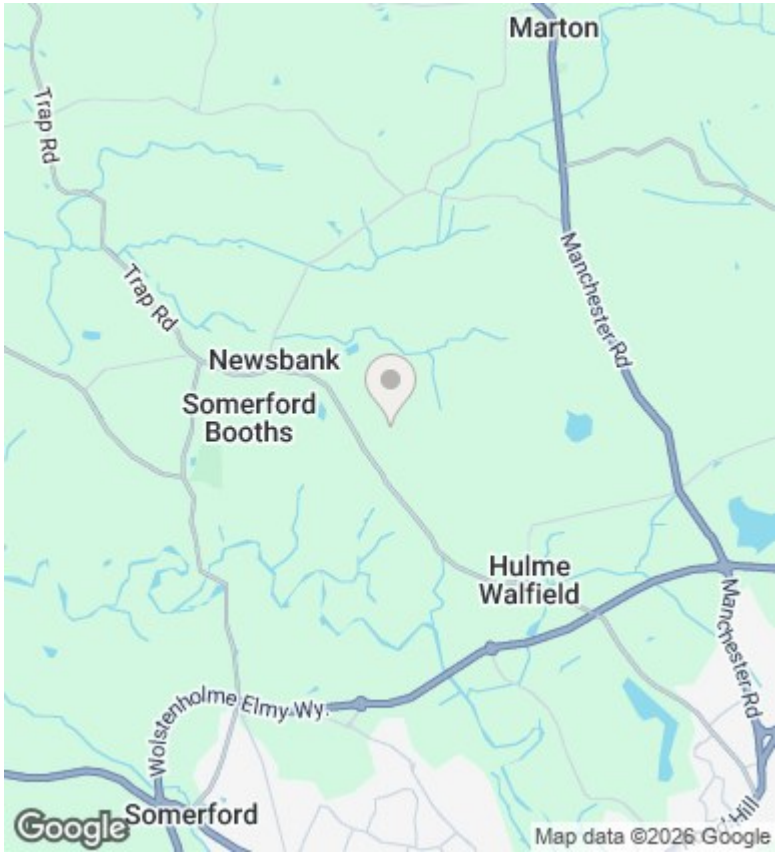



HAPPINESS IS
Homemade

Total Area: 76.6 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed





Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

B

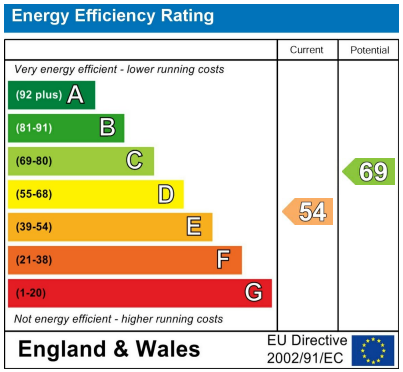


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