STEPHENSON BROWNE

Plant Lane, Moston, Sandbach

CW11 3QD

4 2 2 F

Asking Price £825,000

DESCRIPTION

Welcome to The Willows at Plant Lane, Moston, Sandbach - a truly stunning cottage with traditional features that exude charm and character. The property is offered for sale with NO ONWARD CHAIN.

Parts of the house date back to the 17th century and it is grade 2 listed, and yet the property is equally modern and welcoming. This detached house provides ample space for comfortable living, with the ground floor briefly comprising of; a beautiful cosy lounge with an inglenook and log burner, a grand dining room, the lovely dining kitchen with panoramic open aspect views, utility room, the fourth bedroom and a downstairs bathroom/en-suite. The second floor boasts three double bedrooms with traditional features, and the modernised bathroom. The property is fantastically unique, oozing an array of traditional features with a modern twist. Over the years the cottage has seen a number of updates and renovations to make it what it is today.

Situated on over 3 acres of land, this property offers a rare opportunity to own a piece of countryside paradise. The grounds include a large formal garden area, an enclosed duck pond, a second pond, an orchard, a wooded field and substantial grass fields that can be used for play or grazing. There is also a large greenhouse and a chicken enclosure.

The multi-functional outbuildings add versatility to the property, allowing for various potential uses. These buildings are currently set-up to accommodate a games room, home office, workshop and storage and in the past some have been used as stables. There is also existing planning permission to convert the outbuilding closest to the house to further accommodation and to link to the main house.

Whether you're looking to escape the hustle and bustle of city life or simply seeking a peaceful retreat, this fantastic home provides the perfect setting. Don't miss out on the chance to own this beautiful farmhouse on the outskirts of Sandbach.

ROOM DESCRIPTIONS

ACCOMMODATION

Lounge
14'9" x 11'5"

Dining Room
16'2" x 14'9"

Dining Kitchen
23'1" x 11'4"

Utility Room
10'2" x 7'1"

Bedroom Four
14'9" x 9'4"

Shower Room
7'2" x 6'7"

FIRST FLOOR

Landing

Bedroom One
15'3" x 14'0"

Bedroom Two
12'9" x 12'2"

Bedroom Three
15'2" x 9'3"

Bathroom
11'10" x 4'3"

OUTSIDE

Garage/Games Room
29'8" x 15'1'

Home Office
15'1" x 9'7"

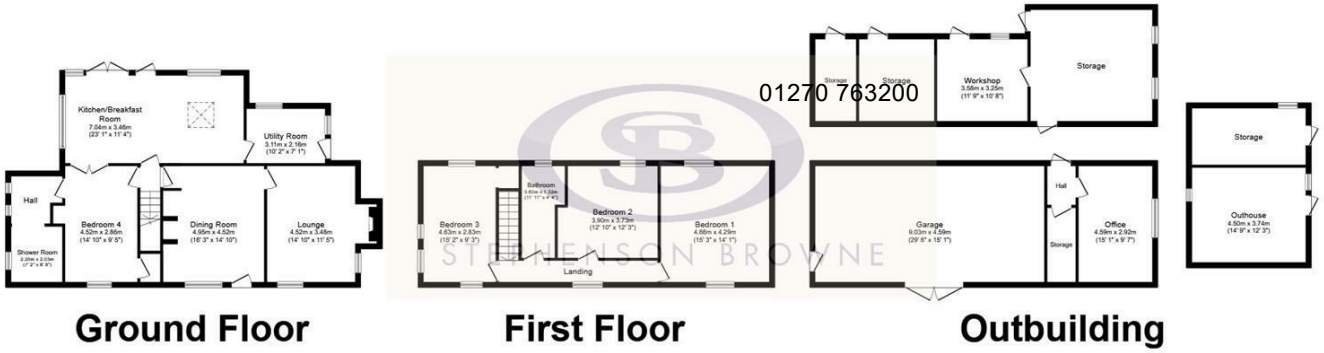
Barn/Store
14'9" x 12'3"

Workshop
11'9" x 10'8"

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase

transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplans

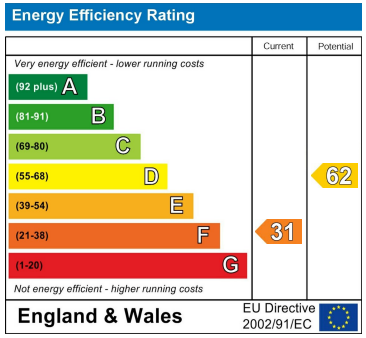


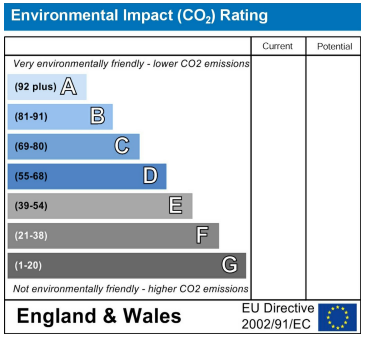
Total floor area 277.4 sq.m. (2,986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map

EPC Rating





Viewing

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

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