

STEPHENSON BROWNE

Moreton Meadows Farm, Stony Lane, Congleton

CW12 4DA

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£670,000

DESCRIPTION

Stephenson Browne are excited to present this extremely rare opportunity, this exceptional, and rather unique semi detached cottage dates all the way back to the late 1800's where it was originally built as a working Coach house and has now been completely transformed into a spectacular home! Still retaining the original cottage feel with a modern twist, this property really is a huge credit to the current owners.

Sitting within a generous size plot and surrounded by picturesque fields, it is the perfect tranquil setting with the benefit of being within walking distance of Congleton Town Centre, Astbury Mere Country Park and the popular village of Astbury with the impressive Glebe Farm. You are also a short drive from numerous good primary and secondary schools, Congleton train station and great commuter links to surrounding towns and cities. A perfect location, providing the best of both worlds to suit all needs.

Internally through the front porch you will find the downstairs WC and a storage cupboard, from here you have the spacious and welcoming reception hallway with under stair storage, providing you with access to all downstairs accommodation and the first floor. Continuing downstairs you have the delightful lounge featuring a bare brick fireplace with a wood burning stove and genuine oak flooring, the separate dining













room/sunroom with full view overlooking the garden and fields beyond, complimented by wooden French doors and a stylish fitted breakfast kitchen that will completely blow you away with a separate utility room and sliding glass doors leading out onto the patio area.

To the first floor is a brilliant sized master bedroom with en suite and walk in wardrobe, three further good sized bedrooms, an extensive landing and a luxury spa like four piece suite main bathroom.

Externally the property sits within beautiful laid to lawn gardens bordered by a range of mature trees and bushes giving extra privacy and is surrounded by stunning open countryside. The property is accessed via a private drive (Stony Lane) that leads directly up to the property, to the front is a driveway big enough to fit at least five vehicles followed by a wooden gate that allows entry into the property. The garden space consists of a paved patio area that wraps around the side of the home bordered by potted plants, shrubs and flowers being the perfect place for entertaining and sitting out in the summer months. The garden wraps all the way around the property with the addition of a secret garden area accessed via a wooden archway.

A note to add: Around an acre of land is available to rent adjacent to the property with direct access available.

An early viewing is highly recommended to appreciate what the stunning and unique property has to offer.













Porch
Main front entrance into the property with a built in storage cupboard, direct access into the entrance hall and WC featuring engineered oak flooring, ceiling light fitting.

Entrance Hallway
13'3" x 12'8"
Spacious entrance hall with genuine oak flooring, access into all ground floor accommodation, UPVC double glazed window, cast iron central heating radiator, ceiling spotlights, under stair storage cupboard, stairs to first floor accommodation, ample power points.

Kitchen/Breakfast Room
19'11" x 13'5"
Contemporary fitted kitchen comprising wall and base units with work surface over, built in eye level oven, separate island with cupboards, integrated dishwasher, integrated sink with mixer tap over, induction hob, two ceiling light fittings above the island, space for large fridge freezer, ceiling spotlights, stone effect tiled flooring, UPVC double glazed sliding patio doors, bare brick feature wall, ample power points throughout, direct access into the utility.

Utility Room
13'5" x 6'1"
Useful utility room with fitted wall and base units with work surface over, houses the water tank and oil fueled boiler, space and plumbing for washing machine/dryer, UPVC double glazed window, ceiling spotlights, original flagstone flooring, ample power points, wall mounted shelving.

Living Room
18'9" x 13'3"
Transformed into the perfect living space, complimented with a stunning brick built fireplace including a wood fired log burner this is the perfect room for relaxing also benefitting genuine oak flooring, ceiling spotlights, four UPVC double glazed windows, central heating radiator, ample power points.













Dining Room/Sunroom
13'3" x 9'6"
Currently under renovation this spectacular room has the best view outlooking onto the open gardens surrounded by fields, it is the perfect space to use as a dining area or separate sitting room. There are double glazed wooden French doors to the rear, four UPVC double glazed windows, engineered oak flooring, central heating radiator, ceiling spotlights, power points.

WC
5'6" x 2'10"
Located off the porch, UPVC double glazed window, low level WC, central heating radiator, ceiling spotlights.

Landing
The landing comprises engineered oak flooring, UPVC double glazed window, two cast iron central heating radiators, ceiling spotlights, ample power points, provides access into all first floor accommodation.

Master Bedroom
14'5" x 13'3"
A brilliant sized bright and airy room with a stunning outlook onto the gardens comprising, three UPVC double glazed windows, engineered oak flooring, two wall mounted bedside light fittings, ceiling spotlights, exposed beams, central heating cast iron radiator, ample power points, access into the walk in wardrobe and master En suite.

En Suite
6'3" x 3'10"
Three piece shower suite comprising low level WC, hand wash basin with mixer tap, walk in mixer shower with tiled splash back, ceiling spotlights, heated towel rail, wooden flooring.

Walk in Wardrobe
6'3" x 3'10"
Single ceiling light fitting, fitted shelving and clothes rails.

Second Bedroom
13'8" x 8'6"
Another great sized room with UPVC double glazed window and additional double glazed bulls eye window, carpet flooring, ceiling light fitting, exposed wooden beams, central heating radiator, ample power points.













Third Bedroom
10'5" x 8'5"
Bright room with UPVC double glazed window, carpet flooring, central heating radiator, exposed wooden beams, ceiling light fitting, ample power points.

Fourth Bedroom
9'0" x 8'9"
Bright room with UPVC double glazed window, engineered oak flooring, ceiling spotlights, central heating radiator, exposed beams, ample power points.

Bathroom
8'10" x 5'8"
Luxury four piece suite incorporating a modern low level WC, freestanding bath with matt gold effect mixer tap and removable shower head, countertop basin sitting on wooden shelving with matt gold effect mixer tap, wet room style walk in mixer shower with glass screen protector, matt gold effect wall mounted rainfall shower head and additional removable fitted shower head, majority of the walls are tiled throughout with a grey stone effect, engineered oak flooring, UPVC opaque double glazed window, modern wall mounted central heating radiator, ceiling spotlights, exposed beams.

Externally
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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.













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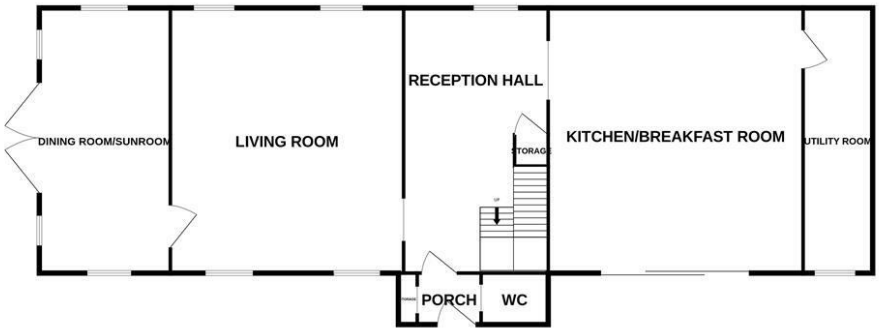






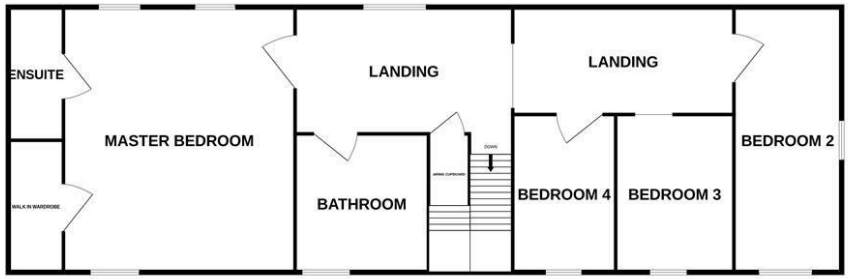
Floorplans

GROUND FLOOR



1ST FLOOR

STEPHENSON BROWNE

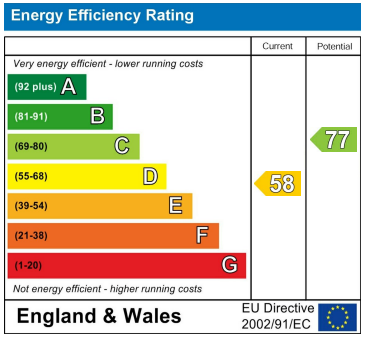


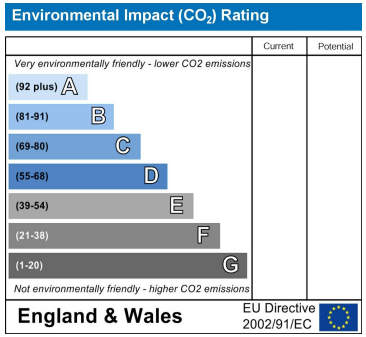
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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