



STEPHENSON BROWNE

## Wards Lane, Congleton

CW12 3LN



£325,000



## DESCRIPTION

A beautifully presented four-bedroom townhouse set within a stunning converted mill, enjoying picturesque views over a peaceful and tranquil mill pond. This exceptional home perfectly blends character, space, and a truly enviable waterside setting, also offered for sale with NO ONWARD CHAIN!

Nestled amidst greenery on the outskirts of the highly sought-after village of Mossley, the property offers convenient access to local shops, charming pubs, restaurants, and excellent transport links, alongside an abundance of scenic countryside walks, making it ideal for a wide range of buyers.

Internally, the spacious and thoughtfully arranged accommodation begins with a contemporary breakfast kitchen, seamlessly opening into a bright and inviting living area. Large windows and doors frame uninterrupted views across the water, creating a stunning focal point and a calming atmosphere throughout.

The upper floors provide generous and versatile living space. The second floor hosts two well-proportioned double bedrooms and a stylish shower room. The third floor offers two additional double bedrooms, including one featuring a mezzanine level, perfect as a children's play area, dressing space, or home office alongside a modern family bathroom.

To the ground floor, the property benefits from an integral garage, utility room, and convenient bin access.

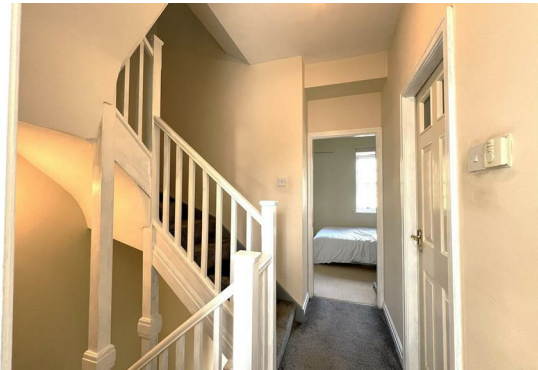
Externally, the home truly excels. The front patio boasts one of the finest views imaginable, offering the perfect spot to unwind while overlooking the mill pond. To the rear, a private decked patio enjoys





sunlight throughout the day, ideal for entertaining or relaxing. Ample parking is also available.

This is a rare opportunity to acquire a unique and beautifully positioned home, early viewing is highly recommended.





# ROOM DESCRIPTIONS

## GROUND FLOOR

### Breakfast Kitchen

13'1" x 10'2"

Stylish fitted breakfast kitchen with wall and base units with work surface over, breakfast bar, built in oven with induction hob and extractor over, built in microwave, fridge/freezer and dishwasher, composite sink and drainer, tiled floor, underfloor heating, vertical radiator, double glazed wooden window to rear aspect and single glazed wooden door leading out onto the terrace area with steps leading down to the car park, parking space, garage and utility.

### Living Room

13'1" x 14'2"

Beautiful outlook onto the millpond, wooden doubled glazed door to the front aspect leading out onto the paved patio area, wooden doubled glazed window also to the front aspect, tiled floor, vertical radiator and under stairs storage.

## FIRST FLOOR

### Bedroom Four / Dining Room

13'1" x 10'11"

To the front aspect with two wooden double glazed windows, wood effect laminate and radiator.

### First Floor Landing

3'4" x 8'11"

Access into the Bedroom/Dining Room, First floor bathroom, Third Bedroom and stairs leading to the Second Floor.

### First Floor Bathroom

3'6" x 8'11"

Modern three piece suite bathroom with low level WC, wall mounted hand wash basin and double shower cubicle, towel radiator, fully tiled walls, under floor heating, tiled floor and spotlights.

### Bedroom Three

13'1" x 8'11"

To the rear aspect with two double glazed wooden windows and radiator.

## SECOND FLOOR

### Second Floor Landing

5'6" x 5'10"

Access into Bedroom One, Bedroom Two with above mezzanine and second floor bathroom.

### Bedroom One

13'1" x 10'11"

Two wooden double glazed windows to the front aspect, ceiling beams, wall lights and radiator.





**Second Floor Bathroom**

5'6" x 8'9"  
Modernised bathroom with three piece suite, corner low level WC, pedestal hand wash basin, bath with shower over, tiled floor, spotlights, under floor heating, half paneled walls and radiator.

**Bedroom Two**

13'1" x 11'8"  
Two double glazed wooden windows to the rear aspect, ceiling beams, two radiators, spotlights and stair access leading up to Mezzanine.

**Mezzanine**

12'9" x 8'7"  
Accessed via the Second bedroom.

**LOWER GROUND FLOOR**

**Utility**

12'11" x 6'11"  
Utility area with space for appliances.

**Garage**

12'11" x 19'10"  
From the car port there is access into the garage through the up and over garage door, housing the boiler fitted in 2017.

**Externally**

Externally you will enjoy the scenic nature surroundings with a magnificent surrounding neighbourhood. Access to the car port which leads into the garage and utility space. Two outside paved/decking areas to the front and rear of the property. Allocated and visitor parking.

**Tenure**

We understand from the vendor that the property is leasehold. 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.

**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



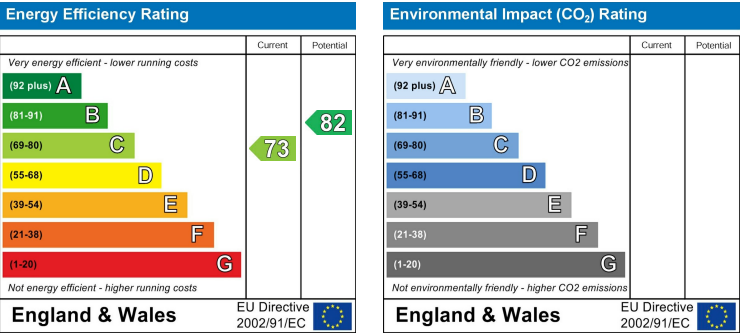
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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



# 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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