

2 YEW CRESCENT, SOMERFORD, CW12 4ZG

OFFERS IN THE REGION OF

£595,000

STEPHENSON BROWNE

WELCOME - Blackfirs View, 2 Yew Crescent, Somerford

This exceptional executive residence, formerly a David Wilson Homes Gold Standard show home, occupies one of the most prestigious and enviable positions within the exclusive Blackfirs Park development. Constructed in 2018 using attractive Cheshire weathered brick, the property immediately conveys quality, longevity, and timeless appeal, beautifully set opposite Blackfirs Nature Reserve with mature Black Fir trees and open green spaces.

Originally one of just two executive show homes and the first in the row, this is one of David Wilson's larger 4/5 bedroom detached designs, sitting on a generous plot with uninterrupted views. On a clear day, Jodrell Bank can be seen from the rear. The property also offers excellent future potential to extend or reconfigure into a 6/7 bedroom home (subject to planning), thanks to its substantial plot size.

As a Gold category show home, every available upgrade was included at build stage, resulting in an exceptional specification throughout. Immaculately presented and meticulously maintained, the home still presents as virtually brand new. A recent full internal repaint using the original show home colour schemes and including all glosswork and the garage further enhances its pristine condition. High-quality furniture and fittings may be available by separate negotiation, offering a rare turnkey opportunity.

The beautifully maintained grounds, mature planting, and abundant wildlife create a peaceful, natural setting rarely found in modern developments, reinforcing Blackfirs Park's reputation as one of Somerford's finest addresses.

Inside, a welcoming and elegantly decorated entrance hall provides access to the principal living spaces. A versatile study offers flexibility as a fifth bedroom, dining room, snug, or playroom. The spacious lounge showcases bespoke décor, Italian feature wallpaper, and a hand-built Portuguese stone fireplace by Swindells of Macclesfield.













At the heart of the home lies the impressive open plan kitchen, dining and family room designed for modern family living and entertaining. Finished to the Gold standard specification the kitchen features a range of quality integrated appliances, a central island with breakfast bar seating and a pop up electrical bar socket and ample space for a large dining table. Open bay French doors and floor to ceiling windows allow natural light to flood the room while providing direct access to views across the rear garden and also benefits from adjustable bespoke blinds individually made for each window supplied and installed by the renowned Barnes Blinds of Kidsgrove. Leading from the kitchen is the Utility room, fitted with matching high quality units, plumbing for a washing machine/integrated washer and dryer, also housing the regularly serviced IDEAL boiler which has just had its annual service from British Gas (January 2026) The utility also offers convenient external access to the rear garden. Completing the ground floor tour the property also benefits from a large two piece bathroom comprising wc, wash basin, radiator end external window, fully tiled and leads into the spacious understairs storage area and cloakroom with a fitted light.

To the first floor, a galleried landing leads to the beautifully appointed proportioned bedrooms all of which are double rooms. The principle bedroom enjoys open country views across the front greenery and nature reserve which provides a calm and relaxing retreat. Complete with two built in wardrobes and ample space for a super king size bed as shown in picture. Leading from the Principle bedroom, there is an elegant en-suite double size shower room finished with Sottini fixtures. External window and wall mounted white towel radiator completes the suite.

The remaining three double bedrooms all benefit from fitted wardrobes and are served by a luxurious four piece family bathroom, again featuring Sottini sanitary ware. From the landing there is access to the cylinder cupboard and the expansive loft space with a light installed which spans a substantial portion of the property and offers excellent potential for conversion into additional accommodation such as Bedroom 6/sitting room/cinema room/home office or hobby space subject to the necessary consents.













Externally

The property enjoys an enviable position on a generous plot, with a fantastic open aspect to the front overlooking greenery and the estate's nature reserve. The current owners have installed double electric remote-controlled garage doors by local company Protec, operated via key fob or internal switches, complete with built-in LED lighting and regular servicing. Professionally handmade driveway gates by KMS Pipefitting & Fabrication Ltd span over 20 feet and offer flexible quad-fold opening, designed to complement the front garden railings. Gated access leads to a tarmac driveway providing parking for two vehicles, with additional space in the detached double garage.

A paved patio leads to the front entrance, bordered by a neatly maintained hedge, with an outdoor bench, hanging baskets and potted plants creating a welcoming approach. To the right, a charming "secret" front garden is mainly laid to lawn and framed by mature hedging and established planting, offering a peaceful seating area or potential to extend the driveway for additional parking. The property also benefits from a full 360-degree walk-around with gated access on both sides, providing secure and convenient access to the rear.

The beautifully landscaped, south-west facing rear garden enjoys excellent privacy and sunlight throughout the day. Framed by Portuguese laurel, it features a generous lawn and three anti-slip porcelain patio areas ideal for entertaining, along with a central patio perfect for morning coffee. The Mediterranean-inspired planting, external lighting, water points and power supply at the bottom of the garden (ideal for a summerhouse) further enhance this tranquil and versatile outdoor space.

Location

Located in the highly desirable Somerford area of Congleton, the property offers an ideal balance of semi-rural surroundings and everyday convenience. Highly regarded schools are close by, including Black Firs Primary School, The Quinta Primary School, Congleton High School and Eaton Bank Academy, making the area particularly appealing to families. Congleton town centre is just a short drive away, providing a wide range of amenities such as supermarkets, independent shops, cafés, restaurants, leisure facilities and healthcare services. Congleton railway station offers direct services to Manchester Piccadilly and Stoke-on-Trent, while the M6 (Junction 17) is easily accessible for wider North West and Midlands travel.The area is also well suited to outdoor pursuits, with nearby green spaces including Congleton Park, Astbury Mere Country Park and local nature reserves. Overall, Somerford remains a highly sought-after location, combining countryside living with excellent transport links and local amenities.

Discover this fantastic property through our exclusive video tour, complemented by beautiful footage of the nearby Blackfirs Wood Nature Reserve.













Hallway

A brand new ROCK door has been recently installed by the renowned Congleton Glass company with a FENSA warranty, along with a three style lock and black frame. Laura Ashley chandelier supplied by Home Library of Wilmslow, hardwearing Amtico wood effect flooring, phone point and ethernet connection, chrome power points and switches, central heating radiator, ceiling spotlights, NEST ground floor heating thermostat, stair access to the first floor accommodation.

Lounge

19'1 x 12'3

Beautiful walk in bay UPVC window overlooking countryside views, fitted with Simon Boyd of Knutsford bespoke fitted roman blinds and luxury curtains created by the designers of the show home, thick pile carpet flooring, stunning Portuguese stone fireplace. Two, five-piece chandeliers with shades and Italian designed wallpaper to feature wall. Two central heating radiators, tv point and ample chrome power points and switches.

Kitchen/Dining/Family

20'2 x 15'4

Contemporary gold standard fitted kitchen comprising high gloss wall and base units with wood effect work surface over, tiled splash back, Symphony central island breakfast bar with cinnamon coloured textured worktop also providing a pull up power outlet and integrated bin storage, integrated fridge freezer, AEG eye level double oven, six ring AEG gas hob with extractor hood over and glass panel splash back, integrated dishwasher, upgraded Frankie Fragranite bespoke double kitchen sink with coordinating contrast to work surfaces and detachable spring spray mixer tap, UPVC double glazed window over the sink with fitted Barnes blind, ceiling spotlights and Home Library Wilmslow downlighters, hardwearing Amtico wood effect flooring throughout, Home Library ceiling light fixture above the island, two central heating radiators, UPVC double glazed bay style French doors and windows to the rear elevation with fitted Barnes blinds, TV point with wall mounted TV fixture, ample chrome power points and chrome switches, ethernet cable, direct access into the utility room, space available to house a large dining table with also the option to add additional seating. The owners have upgraded the sink with a Franke designer double sink unit and drainer and pull out chrome flexi power wash tap.

Utility Room

8'4 x 5'3

Complimented with the same standard high gloss wall and base units with wood effect work surface over, houses the heat only pressurised boiler with a unvented cylinder recently serviced and serviced yearly, tiled splash back, stainless steel inset sink with single drainer and mixer tap, Electrolux washing machine and Zanussi tumble dryer, hard wearing Amtico wood effect flooring, central heating radiator, extractor fan, ample chrome power points and chrome switches, Home Library Wilmslow downlight, external rear access door.













Study
9'6 x 7'9
A room designed for versatility, serving equally well as a study, playroom, hobby space, fifth bedroom, dining room or additional sitting area featuring UPVC double glazed bay window to the front elevation overlooking countrywide views, with fitted blinds, unique smoked glass chandelier feature, plush carpet flooring, central heating radiator, ample chrome power points and switched, phone point and ethernet connection.

Downstairs WC/Cloakroom
5'3 x 4'10
Stylish Sottinit two piece white suite comprising low level WC, hand wash basin with chrome mixer tap, half tiled walls throughout, central heating radiator, hard wearing Amtico wood effect flooring, opaque UPVC double glazed window to the side elevation, ceiling spotlights, access into the under stair storage housing the main fuse box, alarm box and main hub for the Internet connection also providing space to house coats and shoes.

Landing
As you approach the galleried landing you are presented by the absolutely stunning lantern chandelier supplied by Home Library of Wilmslow, ceiling spotlights, UPVC double glazed window to the side elevation with bespoke fitted curtain, plus thick pile carpet flooring, chrome power points and chrome switches, access to the generous sized loft with the potential to convert into an additional room subject to the relevant planning. Also giving access into the airing cupboard housing the vented cylinder system, all the cylinder components are number tagged as a key to the guide to understand the separate parts, with some fitted shelving and hanging rails.

Principle Bedroom
14'11 x 12'3
As you enter the stunning Principle bedroom you are first greeted by the capacious size and the unobstructed open country views of woodland and nature reserve through the Georgian window. The curtains are full length and bespoke made by a local interior designer. Complimenting this elegant bedroom is the 60 piece solid glass chandelier which was part of the previous show home design. Two triple mirrored wardrobes offering ample storage space and carpeted inside., thick pile plush carpet throughout, comfortably fits a 7' super king bed as seen in the picture, also housing the first floor NEST heating thermostat. Ample chrome sockets, switches and tv point. Direct access into the en-suite.











En Suite
7'2 x 4'7
Sottini three piece suite comprising low level WC, hand wash basin with mixer tap, tiled splash back and wall mounted John Lewis mirrored cabinet with LED light, walk in mains double shower cubicle with removable shower head and tiled splash back, heated towel rail, ceiling spotlights, shavers port, extractor fan, heated towel rail, hard wearing Amtico wood effect flooring, UPVC double glazed frosted window to the side elevation.

Second Double Bedroom
14'5 x 12'7
As you enter this beautifully decorated double windowed aspect front bedroom, again overlooking unobstructed countryside views/nature reserve/ woodland, you are greeted with a handmade ornate rose design chandelier which was created for the show home. The furniture designed by Maisons du Monde compliments this truly outstanding room. Thick pile carpet throughout, double white fitted wardrobe with carpet inside and chrome sockets and switches finishes this absolutely delightful room. Coordinating roman blinds to compliment the Georgian windows.

Third Double Bedroom
13'4 x 9'6
Entering yet another superbly designed double bedroom you are greeted with thick pile carpet, smoked glass tinted triple width, double sliding door wardrobe with double hanger space and over head storage inside and carpeted. Unique feature wall decorated with textured wallpaper and enjoys double aspect window to the open views to the rear and on a clear day, Jodrell Bank Lovell telescope in the far distance can be seen to the right. Accompanying the Georgian windows are two beautiful roman blinds bespoke fitted, the room is illuminated by a designer chandelier which again was created for the show home. Chrome sockets and switches throughout.

Fourth Double Bedroom
10'3 x 9'6
Sophistication and glamour is what you see upon entering this stunning dressing room and immediately is illuminated by an amazing crystal chandelier from the Home Library of Wilmslow. What sets this bedroom apart from the other rooms, is the unique designer wallpaper which was extensively researched for to create the right look. The wallpaper is called Confetti Beads and is designed by the renowned Tim Wilman and occupies two sides of the room, which can only be described as beautiful when the chandelier is illuminated, and catching the sparkle of the beads in the light. Handmade bespoke crushed velvet full length curtains extends the luxurious feel of this room, and frames the Georgian style window with open views to the rear. Also to compliment the room, are smoked glass double size fitted sliding door wardrobes, with carpet inside. Chrome sockets and switches throughout and plush carpet fitted

Main Bathroom
8'10 x 7'7
Sottini family bathroom four piece suite comprising low level WC, hand wash basin with mixer tap, tiled splash back and wall mounted John Lewis mirrored cabinet, low level bath with central mixer tap and tiled splash back, walk in mains shower with removable shower head and tiled splash back, ceiling spotlights, extractor fan, frosted UPVC double glazed window to the rear elevation with fitted blind, heated towel rail, tiled flooring.

Detached Garage
As you enter the former reception area to the show home, you can clearly see that it has been left in its outstanding conversion condition for what is the double garage. Throughout this vast area, this garage could be used very easily (with necessary permissions) for a separate living annexe, cinema room, additional bedroom, play area, business, home office suite, or just as a very posh garage. Fully carpeted throughout, three fully fitted double wardrobes with shelving and a double socket inside one. The garage also benefits from being boarded and insulated throughout, with multiple double sockets, plastered painted walls and LED spotlights to the ceiling, which can be independently used both sides. Independent wall lights, tv point and tv, partially boarded loft area with loft hatch and light fitted. ACK alarm, internet connection, two glass fronted, wall mounted adjustable heaters either side of the garage, completely re-painted throughout, fully alarmed. MCB Box and separate breaker for outdoor sockets. UPVC external side door, double glass paned for natural light. Double electric remote control garage doors as described previously, can be used independently. Plenty of scope and potential for building outwards and upwards subject to planning if required. External power socket to the front and MCB.

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. Please note there is an annual maintenance charge of £126 per annum.

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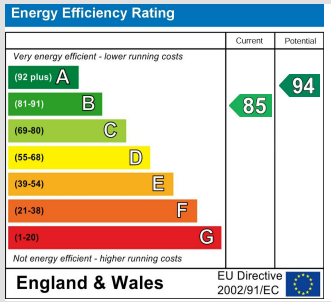
Floor Plan

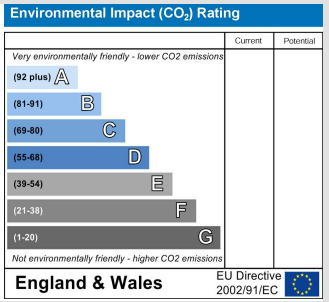


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Area Map







Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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