Whittaker & Biggs Est. 1930
Rostons Group







Shawbrook Edge Reades Lane, Congleton, CW12 3PJ

£650,000

- Character Three Double Bedroom Detached Stone Former Farmhouse
- Generous & Versatile Accommodation
- Potential To Extend & Enhance The Existing Accommodation Subject To Planning Consents
- Semi Rural Location
- Commanding An Exceptional Position Offering Uninterrupted Countryside Views
- Spacious Open- Plan Dining Kitchen
- Established Wrap Around Lawned Gardens & Flagged Patio Areas
- Three Elegant Reception Rooms Plus Conservatory
- Ground Floor WC & Good Size Family Bathroom
- Abundance Of Parking For Several Vehicles

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Set discreetly beyond a private road that serves only the residence and the adjoining farm, this distinguished detached stone former farmhouse, believed to date back to the early 1800s, commands a truly exceptional position, sat within beautifully established grounds, enjoying far-reaching, uninterrupted views towards the iconic Congleton Edge. The approach alone sets the tone, secluded, refined and entirely removed from the public eye, offering a sense of arrival befitting a home of this calibre.

Rich in period charm, architectural character and historic presence, the farmhouse retains the essence of its heritage whilst offering generous and versatile accommodation suited to modern country living. The ground floor hosts three elegant reception rooms, each providing its own distinctive atmosphere for entertaining, relaxation or formal living, complemented by a spacious open-plan dining kitchen that forms the heart of the home. An additional conservatory expands the footprint of the property, drawing natural light deep into the interior and creating a seamless connection between the house and the wrap around gardens.

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Council Tax Band: G





To the first floor, the home continues to impress with three refined bedrooms, all enjoying open and unspoilt outlooks across the surrounding Cheshire landscape, served by a family bathroom. The layout offers outstanding scope for extension and further enhancement, subject to the necessary planning permissions providing a rare opportunity to create a significantly larger, bespoke country residence whilst retaining the historic integrity and charm of the original farmhouse.

Externally, the wraparound gardens are nothing short of sublime, with just the eyes of the neighbouring cattle upon you. The established open lawns, and paved patio areas present multiple vantage points from which to admire the rolling Cheshire countryside and beyond. There is also a paddock area to the side belonging to the property. The setting offers a rare sense of exclusivity and tranquillity, yet with the confidence of long term value underpinned by its premium positioning.

Despite its rural feel, the property enjoys a highly strategic Cheshire location on Reades Lane, Congleton, affording swift access to Congleton town centre and neighbouring towns including Leek, Macclesfield and the village of Rushton Spencer as well as Railway travel which is just 1.2 miles away . This property presents a unique and rare balance of seclusion with connectivity that elevates the home into a truly aspirational lifestyle offering.

In summary, this is not simply a house, but a residence of stature, privacy and distinction, offering heritage, land, views and future potential in one exceptional location. Homes of this calibre within such a commanding position, are rarely brought to market.

Entrance Hallway
Having a UPVC double glazed entrance door with windows to the side. Tiled flooring .Radiator.

Inner Hallway
Having a UPVC obscure window to the rear aspect. Tiled walls. Radiator. Access into downstairs WC

WC
Having a UPVC of obscure window to the rear aspect.
Featuring a two piece suite comprising of a pedestal wash hand basin with mixer taps over, WC. Radiator.

Dining Kitchen
Having a UPVC double glazed window to the front aspect and to the side. UPVC double glazed door with access to the patio area and gardens.

Having range of Teak wall cupboard and base units with work surfaces over incorporating a one and a half bowl sink and drainer with mixer tap over space for range style cooker, space for American style fridge freezer. Multi fuel log burner. Tiled flooring. Feature stone wall.

Inner Hallway
16'2" x 6'7"
Having two UPVC double glazed windows to the front aspect overlooking the gardens.
Tiled flooring. Double radiator.

Dining Room
13'11" x 11'11"
Having a UPVC double glazed window to the side aspect. Panelling to the wall. Coving to ceiling.

Lounge
15'11" x 13'10"
Having a UPVC double glazed window to the rear aspect and a UPVC double glazed window to the side aspect with open views of the countryside and beyond.
Feature fireplace housing an electric fire with wood effect mantle and surround sat on a marble hearth. Coving to ceiling. Two double radiators

Hallway
Having a UPVC double glazed door with access to the patio area and a UPVC double glazed window to the side aspect. Radiator. Coving to ceiling.

Family room
12'2" x 11'6"
Having a hardwood window to the side aspect. UPVC double glazed door with access into the conservatory.
Feature fireplace comprising of a mantle and surround featuring an electric fire sat on a sandstone effect hearth.
Coving to ceiling. Double radiator.
Access to the first floor accommodation.

Conservatory
9'6" x 12'9"
Having UPVC double glazed windows to the rear and side aspects with UPVC French doors in addition to a UPVC side door with access to the patio area ,open views of the countryside. UPVC double glazed roof. Vinyl flooring.
Feature stone wall.

First Floor Landing

Bedroom One
14'1" x 13'9"
Having a UPVC double glazed window to the side aspect with open views of the field and countryside. Radiator.

Bedroom Two
14'0" x 13'9"
Having a UPVC double glazed window to the side aspect. Original cast iron fireplace. Radiator.

Bedroom Three
11'9" x 11'1"
Having a UPVC double glazed window to the rear aspect. Double radiator.
Handy storage cupboard with shelving. and a side storage cupboard with hanging space.

Family Bathroom
11'11" x 6'3"
Having a UPVC double glazed window to the side aspect.
Featuring a panel bath with chrome mixer tap over, separate shower cubicle, countertop basin sat on a vanity unit with storage underneath. WC with push flush. Double radiator tiled walls. Vinyl flooring.

Externally
Good size private driveway with ample parking for vehicles/caravan or motorhome.
Flagged patio areas to the front and side. Substantial lawned gardens with an array of mature bushes, shrubbery and apple trees.

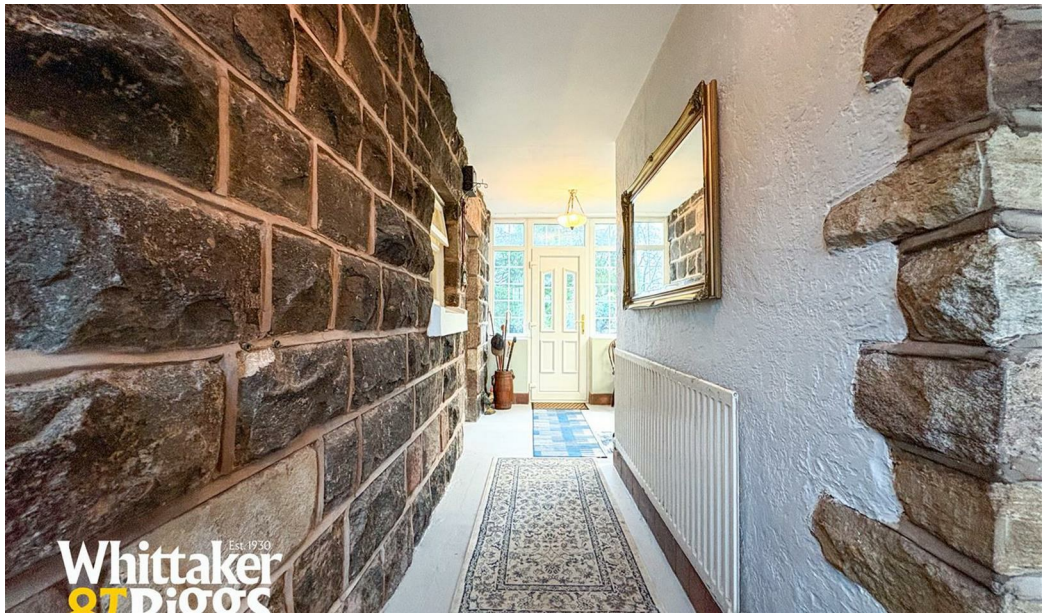
Note
Gas certificate available.
New waste treatment station will installed by the current occupiers.

The Mains Water Supply
The mains water supply to the property serves both Shawbrook Edge House and the farm buildings at Hineswood Farm. The Vendors have installed a sub-meter and will charge the Purchaser for water on a 6 monthly basis for all water consumed and, if required, will provide the Purchaser with copies of the invoice showing the charge per cubic metre of water.

However, the Vendors will in the Conveyance grant the Purchaser an Easement across land adjoining Shawbrook Edge to the point of the existing United Utilities water meter to enable the Purchaser to install their own independent mains water supply and to apply to United Utilities Water for an additional separate water connection and water meter. If the Purchaser undertakes this work, then upon completion of the new water main connection to the property, the sub-meter will be removed and this connection to the property capped off.









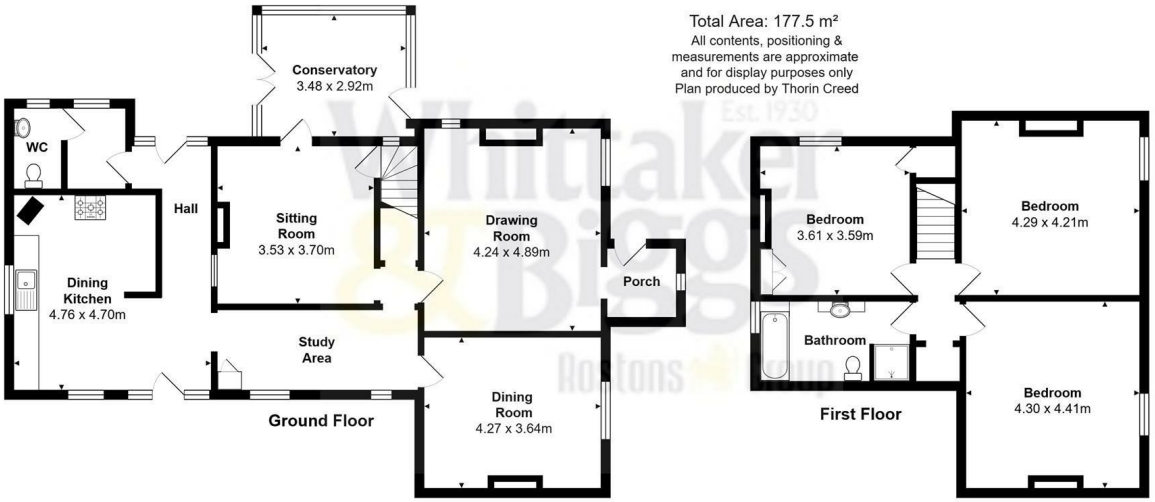


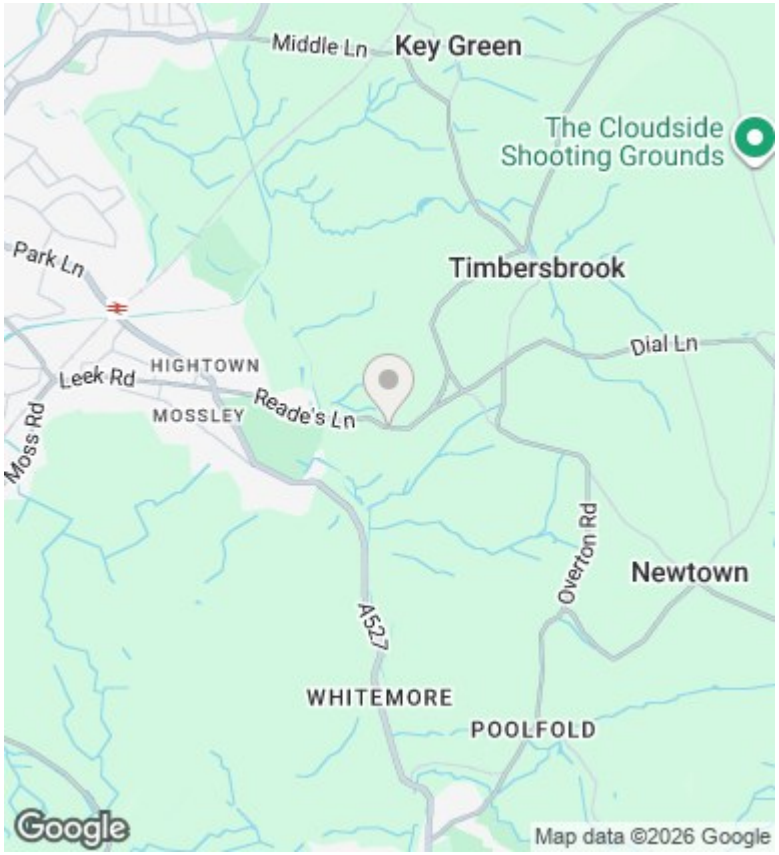












Directions

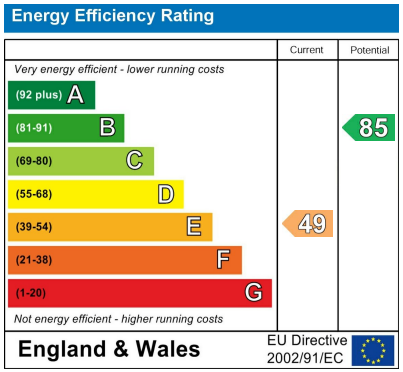
Viewings

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

Council Tax Band

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