





Colley Mill Cottage, North Rode, Congleton, Cheshire CW12 2PL

Situated in the heart of the idyllic Cheshire countryside, this exceptional Grade II listed semi-detached cottage beautifully combines timeless period charm with spacious and versatile family living. Immaculately presented throughout, Colley Mill Cottage is rich in character, showcasing an array of original features including exposed timber beams, traditional wooden finger-latch doors, and a warm, inviting atmosphere throughout.

The ground floor offers generously proportioned and flexible accommodation comprising a lounge, charming dining room, breakfast kitchen, sun room, cosy snug, utility room, and a convenient downstairs W.C. The adjoining garage also benefits from a highly useful study area and a partially bordered loft space. To the first floor, the impressive principal bedroom enjoys the added luxury of an en-suite shower room, complemented by two further well-proportioned double bedrooms and a stylish family bathroom.

Externally, the property is approached via a tarmac driveway providing ample off-road parking and access to the garage. To the rear, the cottage boasts truly magnificent gardens of exceptional proportions, backing directly onto the picturesque River Dane. Extending beneath a charming bridge, the grounds create a wonderfully unique and tranquil setting. Predominantly laid to lawn and beautifully framed by an abundance of mature trees, shrubs, and planting, the gardens provide a peaceful haven for relaxation, entertaining, and enjoying the outdoor setting.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along the A523 Leek Road and proceed for a distance then turn right at the Bosley traffic lights onto the A54 Buxton Road. Follow the road down and take the left turning at the next set

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Lounge

16'2 x 14'6

Multi-fuel stove set within an recessed exposed Cheshire brick fireplace with bricked hearth, timber mantel and ambient lighting. Exposed timber ceiling beams with downlighting. Secondary glazed window. Double panelled radiator. Double doors to the Sun Room.

Dining Room

14'6 x 9'10

Handrail to the staircase. Exposed timber ceiling beams. Exposed Cheshire brick. Tiled flooring. Secondary glazed window. Single panelled radiator. Open way through to the Lounge.

Inner Hallway

Exposed timber ceiling beams. Tiled flooring. Understair pantry style cupboard.

Breakfast Kitchen

11'8 x 11'0

One and a half bowl single drainer composite sink with mixer tap and base cupboard below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Bosch double oven with four ring induction hob and extractor hood over. Rayburn range cooker. Space for Microwave. Plumbing for dishwasher. Space for a free-standing fridge/freezer. Exposed timber ceiling beams. Recessed spotlighting. Tiled flooring. uPVC double glazed window.

Snug

15'4 x 12'1

Multi-fuel stove set on a tiled hearth. Exposed timber ceiling beams. Stripped oak flooring. Secondary glazed window to the front elevation. uPVC double glazed bow window to the rear elevation. Double panelled radiator.

Sun Room

16'8 reducing to 13'7 x 9'09

Exposed wooden ceiling beams. Wall light points. Double glazed windows. Single paneled radiator. Stone slab flooring. Double doors opening onto the rear garden.

W.C.

Combined washbasin and W.C. vanity unit with storage. Built-in storage cupboard. Wall light points. Tiled flooring. Single glazed window.

Utility Room

8'8 x 3'10

Worcester Bosch oil fired boiler. Plumbing for automatic washing machine. Space for tumble dryer. Single glazed window.

Garage

15'03 x 12'11 max

Up and over door. Stable style door opening to the rear garden. Power and light. Partially boarded loft storage space accessed via a pull-down ladder.

Study

9'11 x 4'11

Exposed Cheshire brick. Single glazed window.

First Floor

Landing

Handrail to the staircase. Exposed Cheshire brick and timber beams.

Bedroom One

14'09 x 14'05 to the wardrobes

Floor to ceiling fitted wardrobes to the chimney recess. Storage cupboard with shelving. Wall light points. Secondary glazed window to the front elevation. uPVC double glazed window to the rear elevation with cushioned window seat and storage below. Single panelled radiator.

En-suite Shower Room

The suite comprises a fully tiled cubicle with Mira electric shower over, a combined washbasin, W.C. and bidet unit with vanity storage. Tiled splashbacks. Wall-mounted mirror-fronted bathroom cabinet. Extractor fan. Recessed spotlighting. Double panelled radiator.

Bedroom Two

11'7 x 10'11

Airing cupboard housing the hot water cylinder. uPVC double glazed window affording lovely views over the garden and the River Dane.

Bedroom Three

11'03 x 9'11

Built-in storage cupboards. Secondary glazed window. Single panelled radiator.

Bathroom

The suite comprises a panelled bath with central mixer tap and shower attachment, a combined washbasin and W.C. vanity unit with storage. Electric shaver point. Wall light points. Exposed timber ceiling beams. uPVC double glazed window. Chrome heated towel rail.

Outside

Gardens

The property is approached via a tarmac driveway providing ample off-road parking and access to the garage. The gardens to the rear are a real standout feature with well-kept lawns, mature planting and a lovely outlook. The garden to the right hand side of the bridge is owned by a local farmer and rented to our current vendors for the last 25 years on a verbal understanding for a small token amount. We understand that an agreement could be reached following completion to any prospective purchasers. Direct access to the Dane Valley Way.

Tenure

Freehold

HOLDEN & PRESCOTT

£450,000





