



Langley House

HOUGH



*All the convenience of town, enveloped in countryside calm: welcome to Langley House.*

Tucked away in a peaceful position in the village of Hough, a tranquil, strong community setting surrounded by open countryside, yet perfectly placed for travel and town life. Just 2.5 miles from Crewe Station, providing fast and frequent connections across the country, and also just a few minutes' walk from the friendly local pub.





Set back from Cobbs Lane, parking at Langley House is plentiful, with the gravel driveway sweeping around a central turning circle, which adds a formal flourish. To the side, a single garage provides space for a car, with electricity and access to storage space in the roof.

Built in the 1930s to the specification of its original owner, Langley House strikes a distinctive figure, with its double-bay frontage designed to make the most of natural light. With only a handful of owners throughout its lifetime, the home has been sensitively extended and modernised over the years.



Purchased by the current owners in 2022, extensive upgrades and renovations have transformed Langley House into a home offering a 'turnkey' lifestyle whilst respecting and retaining much of its period character. Behind the scenes, the heating and glazing have been completely overhauled to create harmony between the original structure and later extension, resulting in a bright, spacious home where classical character and modern living flow seamlessly together.

Beyond the red front door, solid oak herringbone flooring offers the first hint of heritage unfurling, directing the eyeline ahead. Leaded glass to either side of the front entrance floods the hallway with light, for a welcoming feel.



SUBLIME SETTING



Relax and unwind in the sitting room to the right, where a bountiful bay window and leaded windows to the side invite the day in. By night, the fire creates a cosy, inviting ambience. A handsomely sized room, the comfort of the space is equally matched by its size, stretching out to the rear of the home, where it transforms into what is currently used as a dining space. Here, two sets of French doors offer a constant connection with the outdoors, opening to the patio and garden to offer easy flow for al fresco dining in the height of summertime.



At Langley House, the décor throughout is neutral and light, with stone and beige tones, with subtle period-appropriate wallpaper in the living areas evoking the character of the home.







With the convenience of home working, Langley House is equally well catered for in terms of places to rest and unwind. Off the entrance hall to the left, a separate sitting room is a peaceful and pleasant room with a bay window to the front, ideal as a snug, hobby room or even a playroom for children.



Work from home in peace and privacy, with a dedicated double aspect study opening to the garden through French doors for all-day light. A second workspace sits outside, in the detached, double-brick summer house; insulated, powered and fully self-contained, offering a quiet office separate from the main home and ideal for hybrid working.

*“It’s so easy to get around from here - London for work, or the Lakes, Yorkshire and the Welsh coast for weekends. With two proper office spaces, hybrid working works perfectly.”*



**WORK, REST AND PLAY**



## FEAST YOUR EYES



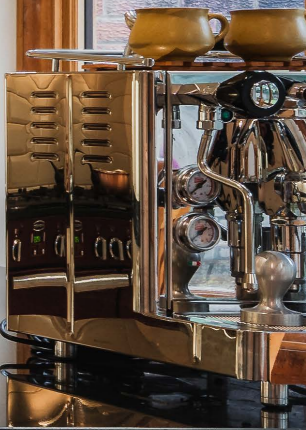
The heart of the home is undeniably the extended timber-framed kitchen, set directly ahead from the entrance hall. This is a bright, sociable space designed for modern family living. Spacious and light-filled, exposed beams, full-width picture windows and French doors opening straight into the garden provide a sense of indoor-outdoor living – ideal when entertaining.

*“We eat casually in the kitchen most days, but when we entertain there’s room for a big table (even a convertible billiard table) in the lounge/dining area. People tend to gather around the coffee bar; it’s where we all naturally congregate.”*

A Shaws butler sink, black granite worktops with ample under bench storage and extensive cupboard space offer all you need for meal preparation and storage, while a Rangemaster dual-fuel cooker, Siemens dishwasher and Bosch larder fridge sit neatly within the layout. Electrically operated, rain-sensing Velux skylights bring in additional ventilation, and underfloor heating with its own thermostat ensures year-round comfort.

Off the kitchen is a downstairs WC and a large utility room with black granite worktops, plenty of storage and internal access to the double-brick garage, which has power, light and potential for conversion if ever needed.





# BEDTIME BECKONS

Returning to the entrance hall, the bifurcating staircase rises to the first floor, creating a natural division that enhances both space and privacy. To the right, the master bedroom occupies its own wing creating a quiet, self-contained retreat. A cathedral ceiling heightens the sense of openness, with views out over the garden at the rear, while the modern en suite and large and light walk-in wardrobe with custom shelving, drawers and hanging rails complete this private suite.



Turning left from the split, the landing leads first to the main bathroom, a modern family space with a large, centrally filling bathtub and a retractable shower wand. A third bedroom, currently used as a hobby room with lots of under eaves storage, overlooks the rear garden.



Storage also features prominently in another spacious double bedroom, overlooking the front garden and furnished with built-in wardrobes and dressing table, as well as a ceiling fan for balmy summer nights. With its own private en suite shower room, this is the perfect guest bedroom.

With a sense of privacy, the fourth bedroom can be found at the front of the home, at the furthest end of the landing, light and bright courtesy of windows to two sides. Currently used as a music room, there is ample space for a queen size bed.



Above the landing, the loft offers excellent storage, accessed via extra-wide fold-down stairs. Fully boarded in an L-shaped layout, there is enough height to stand comfortably, while additional storage sits above the walk-in wardrobe and en suite in the master bedroom, each with its own access hatch.



*“The space and light are excellent; the quality of the build really shows. You can’t tell that double glazing has been done - the windows are an exact match for the original period feel.”*





*Outdoors, the gardens at Langley House offer privacy, shelter and plenty of options for places to sit and enjoy the sun.*



At the rear, tall bushes and mature trees create a naturally enclosed, warm and private oasis, where a large patio spans the back of the house from the living room and study, ideal for outdoor dining, with a lawn beyond that remains secure for young children thanks to high-quality fencing.

A double-brick summer house with a tiled roof, insulation, roof-storage access, power and double-glazed French doors provides an additional flexible space opening into the garden. There is also a bespoke L-shaped tanalised timber shed/workshop with light and power.

From the deep, landscaped frontage with its aromatic roses by the door providing colour and scent through spring and summer, along with established camellia planting, to the peacefulness of the rose arbour, nestled in the corner by the extension, creating a sheltered spot for a quiet drink hidden from the street and warmed by afternoon sun, there is a serenity to the gardens that is soothing to the soul.



GARDEN ESCAPES

# OUT AND ABOUT

*“It’s so easy to get around from here - London for work, or the Lakes, Yorkshire and the Welsh coast for weekends. With two proper office spaces, hybrid working works perfectly.”*

Step out and about and discover where town meets country. Surrounded by a patchwork of fields and footpaths, Hough itself is a quiet, community-centred village with a traditional pub just a short stroll away.

Balancing the tranquillity of rurality with the convenience of town, Crewe station is only 2.5 miles from the door, offering excellent rail links across the country, including regular services to London. Nantwich sits 4.5 miles away, easily reached by the bus that runs through the village, while Newcastle-under-Lyme, Stoke-on-Trent, Chester, Manchester and Liverpool are all within comfortable driving distance. Junction 16 of the M6 lies 4.3 miles away and Keele University can be accessed via the 85 bus.

Daily amenities are close at hand, with Asda, Nisa and the Co-op in nearby Shavington. Families are well served by local schooling, including Shavington Primary, Weston Village Primary and Shavington Academy, all with Ofsted ‘Good’ ratings - along with Brine Leas Academy in Nantwich. Several early years settings are also within easy reach, such as Little Woodpeckers, Roundabouts Day Nursery and Crewe Nature Kindergarten.

A home defined by both the quality of its build and sense of space, Langley House blends character, light and comfort alongside modern practicality. For those seeking room to grow, space to work and a calm setting without stepping into true rural isolation, this is a home that offers the best of both worlds: the ease of town living wrapped in countryside calm.

# ASK THE OWNERS

Where do you go when you need...



## A WALK?

Hare Hill - A tranquil wooded garden



## A BITE TO EAT?

The White Lion, Weston or The Broughton, Balterley



## GROCERIES?

Betley Village Shop



## A DAY OUT WITH THE FAMILY?

Crewe Lyceum Theatre, Snugbury’s Ice Cream, Manchester or London (both easily accessible using the nearby transport links)



## SCHOOL?

Shavington Primary School, Weston Village Primary School or Shavington Academy



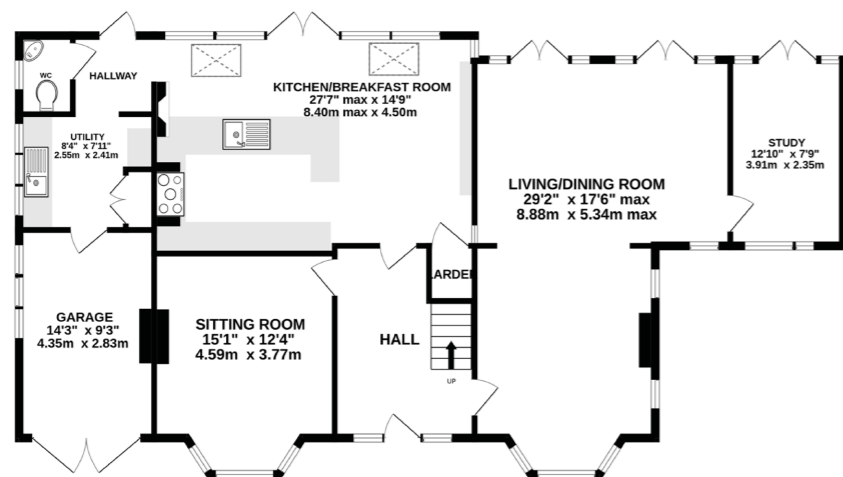
## A LOCAL PUB?

The White Hart, Hough

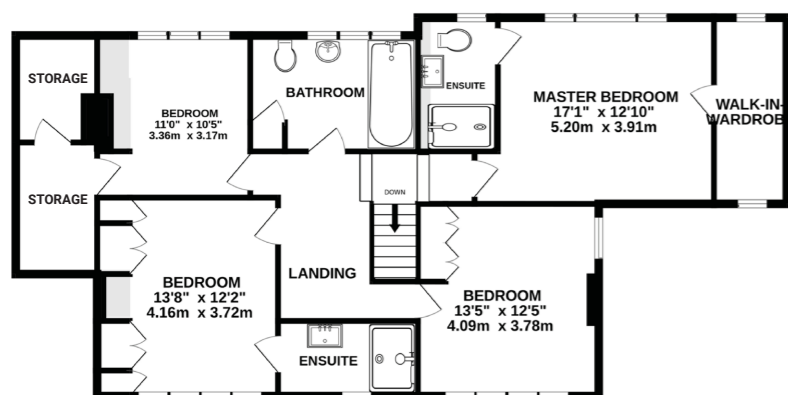




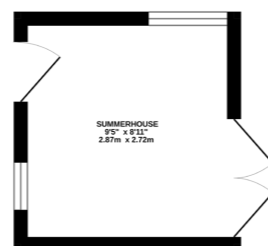
GROUND FLOOR  
1369 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



SUMMERHOUSE  
84 sq.ft. (7.8 sq.m.) approx.



**TOTAL FLOOR AREA: 2567 sq.ft. (238 sq.m.) approx.**

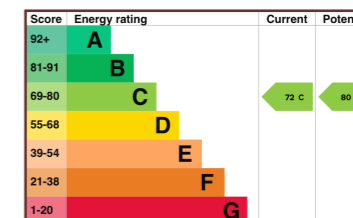
**EXCLUDING GARAGE: 2435 sq.ft. (225 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

## KEY FEATURES

- Distinctive 1930's detached home blending period character with contemporary comfort
- Peaceful setting within the charming village of Hough, surrounded by open countryside
- Extensively upgraded and renovated throughout, offering a turnkey lifestyle
- Light-filled, timber-framed kitchen with exposed beams, full-width picture windows and French doors to the garden
- 4 bedrooms including a private master suite with cathedral ceiling, walk-in wardrobe and contemporary en suite
- Landscaped gardens to front and rear with mature planting, rose arbour and generous patios for outdoor dining
- Ideally positioned for access to Crewe, Nantwich, Chester, Stoke, Manchester and Liverpool
- Excellent road access with Junction 16 of the M6 less than five miles away.

SEE MATT'S  
VIDEO  
TOUR



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## Langley House

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