



## 24 Primitive Street

ST7 3NW

**Offers In The Region Of £350,000**



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STEPHENSON BROWNE

Set in the sought after and historic village of Mow Cop, this unique four bedroom detached home was individually designed and built by the current owner. Occupying a generous plot in an elevated position, it enjoys mature gardens to the front, side, and rear, ample storage throughout, and breathtaking front facing views. This is a rare opportunity to acquire a one of a kind countryside property with generous proportions and scope to personalise.

The property is approached via steps and a gate, leading to a front patio area that captures the stunning panoramic views across the surrounding landscape. The mature gardens are a true highlight, featuring lawned areas, a gated section offering privacy and flexibility, and an abundance of established trees and shrubs.

Inside, the ground floor begins with a porch opening into a welcoming entrance hallway with a cloakroom/WC. The open plan lounge and dining room create a sociable space, with the lounge featuring a working fireplace. The kitchen offers space for a range of appliances and leads to a utility room with generous storage. From the hallway, stairs rise to the first floor where you will find four well proportioned bedrooms, including a master with en-suite, alongside a family bathroom. The layout is perfectly suited to both family living and entertaining, with excellent potential to update to your own taste.

To the rear, there is access to the attached garage and a versatile workshop, ideal for hobbies or further storage, plus parking for multiple vehicles.

The picturesque village of Mow Cop is famed for its historic castle ruins, scenic walking routes, and welcoming community. With convenient access to local amenities, schools, and transport links to nearby towns and cities, this location offers the perfect blend of rural charm and everyday convenience.



### **Hallway**

With door leading to the porch, double glazed window to the front elevation, laminate flooring and radiator.

### **Living and Dining Room**

20'4" x 20'4"

With double glazed windows to the front and rear elevation and French doors leading to the rear private garden, laminate flooring and radiator.

### **Kitchen**

12'0" x 9'3"

With double glazed window to the rear elevation a range of wall and base units with work surfaces over, space for fridge, freezer, dishwasher and cooker, radiator and quarry tiles.

### **Utility**

12'2" x 5'8"

With double glazed window and door to the rear elevation, wall and base units with work surfaces over, space for washing machine and dryer, quarry tiles and radiator.

### **W.C.**

With double glazed window to the front elevation, w.c., wash hand basin, vinyl flooring and radiator.

### **Landing**

With double glazed window to the front elevation and solid wooden flooring.

### **Bedroom One**

12'4" x 9'8"

With double glazed window to the front elevation, storage cupboard, solid wooden flooring and radiator.

### **Ensuite**

7'6" x 6'0"

With double glazed windows to the rear elevation, shower enclosure, w.c., wash hand basin, vinyl flooring and radiator.

### **Bedroom Two**

10'9" x 10'2"

With double glazed window to the rear elevation, built in wardrobe, solid wood flooring and radiator.

### **Bedroom Three**

13'3" x 6'5"

With double glazed window to the rear elevation, solid wooden flooring and radiator.

### **Bedroom Four**

8'11" x 6'7"

With double glazed window to the front elevation, built in wardrobe, solid wooden flooring and radiator.



### **Bathroom**

13'1" x 6'3"

With double glazed windows to the rear elevation, P shaped panelled bath with shower attachment over, w.c., wash hand basin with storage underneath, solid wooden flooring and radiator.

### **Council Tax Band**

The council tax band for this property is D.

### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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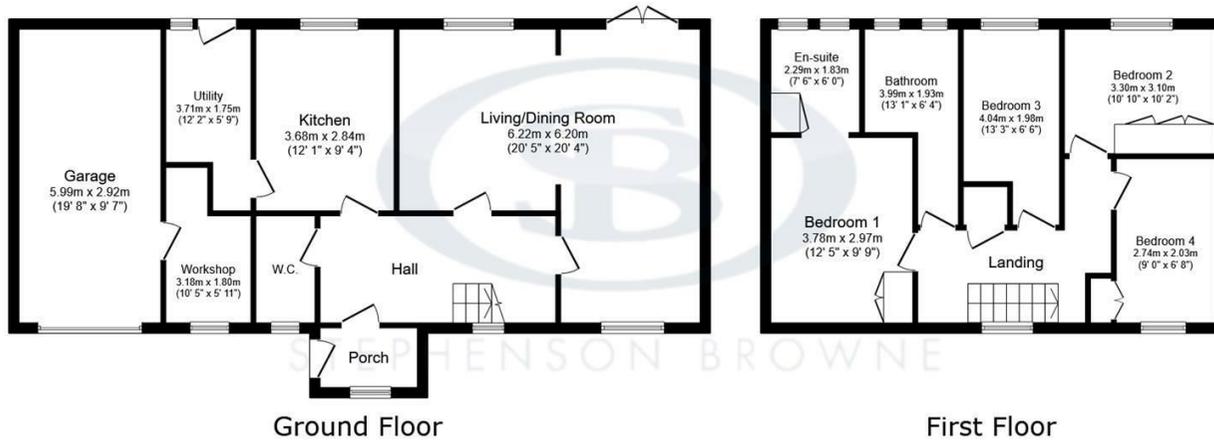
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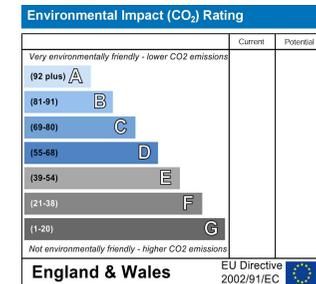
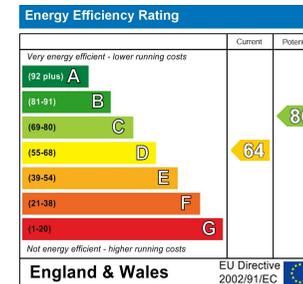
## Floor Plan



## Area Map



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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