



## Fuchsia Cottage Astbury Lane Ends, Congleton, CW12 3AY

£499,995

- Delightful Three Bedroom Detached Period Cottage
- Beautifully Established, Wrap Around Gardens Set In 0.3 Acres
- Cottage Style Kitchen & Utility Room
- Lounge With Cosy Log Burning Stove & Separate Dining Room
- Master Bedroom With Fitted Wardrobes & Dressing Area
- Family Bathroom
- Detached Garage & Private Gravel Driveway
- Enclosed Landscaped Gardens With Terraced/ Patio Areas
- Countryside Walks On Your Doorstep
- Sought After Location of Mossley

# Fuchsia Cottage Astbury Lane Ends, Congleton CW12 3AY

Tucked away within a discreet but convenient setting, this delightful period cottage offers a rare opportunity to acquire a home of genuine warmth and character, set within approximately 0.3 acres of beautifully established, wraparound gardens.

The property exudes a timeless charm, with exposed beams, brickwork and original features perfectly combined to create a home rich in character and authenticity. Having been a much-loved home for over 30 years, this is a truly reluctant sale, reflecting both the care with which it has been maintained and the lifestyle it has so effortlessly provided.



Council Tax Band: E



Inside, the accommodation flows naturally, revealing a series of inviting and well-balanced living spaces. The cosy lounge, centred around a striking wood-burning stove set within a traditional fireplace, forms the heart of the home, offering a wonderfully warm and atmospheric setting. Openings between rooms into the dining room create a sense of space while still retaining the intimacy and charm so often sought in period properties.

Outside, the gardens are a true highlight, wrapping around the property and offering a delightful sense of space, privacy & cottage styling including a vegetable garden & woodland style seating area. Thoughtfully planted and lovingly tended over many years, they unfold in a series of established areas, with mature trees, flowering borders, and meandering pathways creating interest and colour throughout the seasons. A charming approach through a timber archway intertwined with wisteria further enhances the cottage feel, while more open lawned sections provide the perfect setting for relaxing or entertaining. From the rear garden the owners have added a gateway providing immediate access onto the bridal path, which offers picturesque walks to Astbury mere & the canal.

A generous gravel driveway provides off road parking for multiple vehicles including space for a caravan/motorhome, complemented by a detached garage.

Despite its tucked-away position, the cottage remains well placed for access to the Macclesfield Canal, local amenities, and a range of transport links, offering the perfect balance between countryside living and everyday convenience. Nearby, Lamberts Lane Bridle Path invites scenic walks towards the town centre, Fol Hollow, and the charming village of Astbury.

The property also presents exciting scope to reconfigure and extend (subject to the necessary permissions), offering the potential to evolve the layout in line with modern family living, most notably through the creation of a generous open-plan kitchen and living space, while still preserving the integrity and charm of the original home.

A truly special property, combining character, setting, and opportunity in equal measure, one that has been deeply cherished and is now ready for its next chapter.

#### **Front Entrance**

Covered entrance porch leading to:

#### **Reception Hall**

10'0" x 8'8"

With exposed ceiling beams and quarry tiled flooring. Radiator. Useful understairs storage cupboard. Stairs rising to the first floor.

#### **Lounge**

11'11" x 11'6"

A cosy dual aspect room with exposed beams and a cast iron multi-fuel stove set within a brick-built inglenook fireplace with stone hearth. Radiator. Opening through to:

#### **Dining Room**

11'11" x 7'5"

Having windows to two sides. Exposed brickwork, Radiator.

#### **Office / Snug**

10'4" x 10'0"

A versatile room with dual aspect windows, ideal as a home office, snug or additional reception space. Radiator.

#### **Breakfast Kitchen**

12'6" x 9'6"

Fitted with a range of pine fronted wall and base units with work surfaces over and inset sink unit. Built-in four ring gas hob with extractor over, double oven and combination grill. Breakfast bar providing informal seating. Tiled flooring. Radiator. Window to the rear aspect overlooking the gardens .

#### **Utility Room**

6'5" x 6'2"

Fitted Work surface with space and plumbing for appliances. Wall mounted Worcester gas central heating boiler. Tiled floor. Door leading to the rear garden.

#### **Cloakroom**

Low level W.C. Fully tiled walls and floor. Window to the side aspect.

#### **Bedroom One**

11'11" x 10'7" plus door recess

Dual aspect room with fitted bedroom furniture including wardrobes and dressing area. Radiator.

#### **Bedroom Two**

10'4" x 9'6"

Bedroom Two

3.17m x 2.92m

Window to the rear aspect. Radiator. Wood effect flooring.

#### **Bedroom Three**

9'8" x 6'5"

Window to the rear aspect. Radiator. Exposed floorboards. Built-in storage.

#### **Bathroom**

9'9" x 9'4"

Fitted with a white suite comprising bath with shower attachment, separate shower cubicle, wash basin set within a vanity unit, and low level W.C. Heated towel radiator. Built-in linen cupboard. Fully tiled walls. Dual aspect windows.

## Externally

### Front

Gated access leads to a spacious driveway providing ample off-road parking and access to the garage. The gardens extend around the property and are mainly laid to lawn with well-established borders, mature trees and a number of seating areas. Pathways run around the property, with gated access to both sides.

### Rear

Paved seating area with timber workshop. Further lawned garden with raised terrace, all enclosed by mature hedging.

## Detached Garage

16'2" x 9'4"

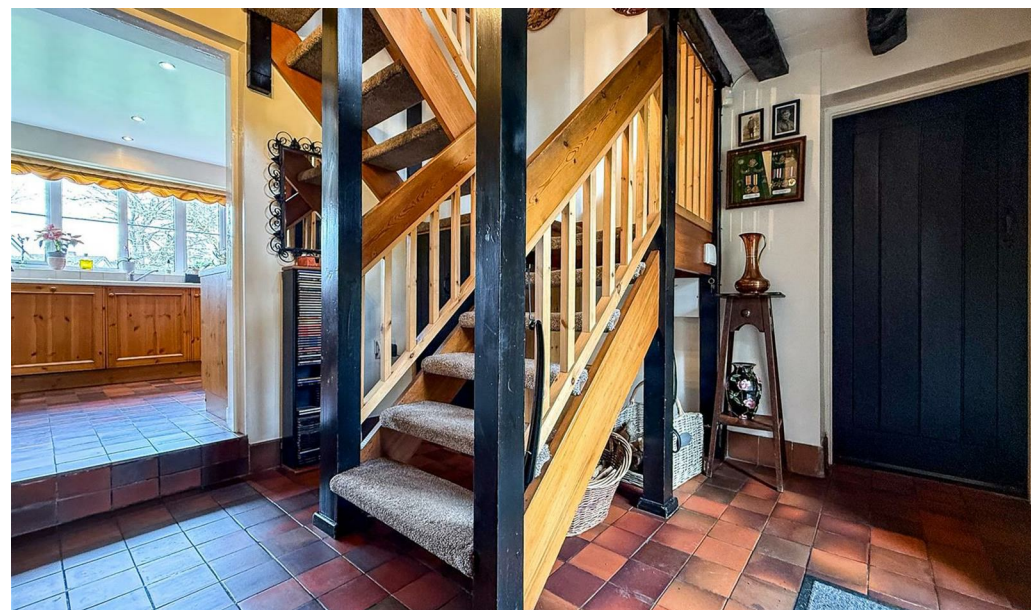
Detached garage with up and over door, power and lighting.

## NOTES

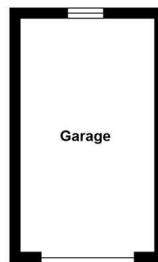
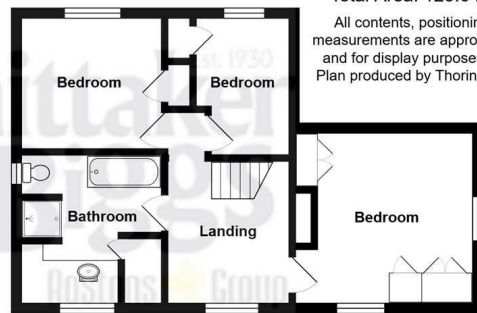
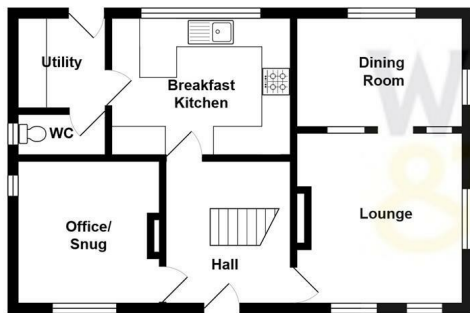
Property is not registered

## AML REGULATIONS.

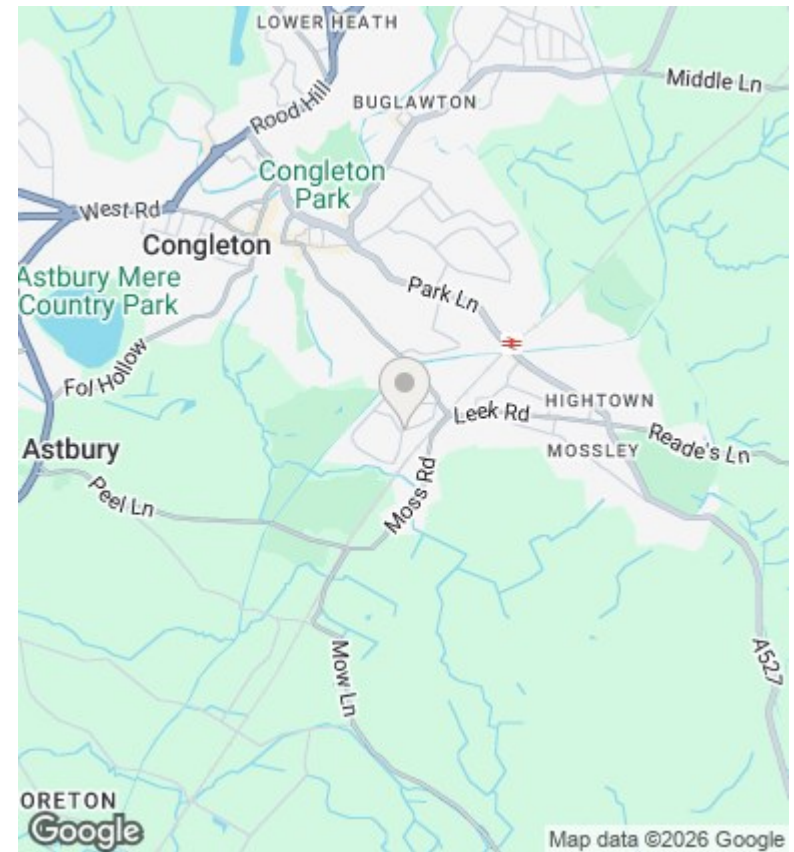
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Total Area: 123.6 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	