



STEPHENSON BROWNE

## Whitegates, Whitemore

CW12 3ND



**Offers Over £625,000**

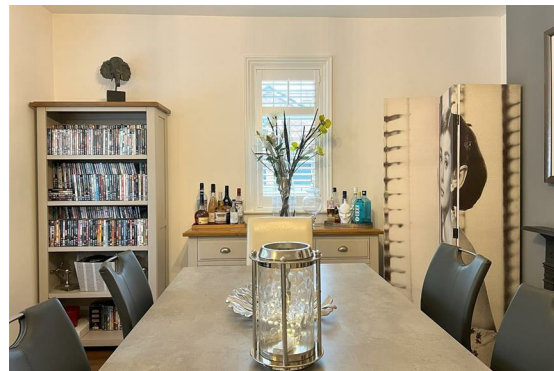
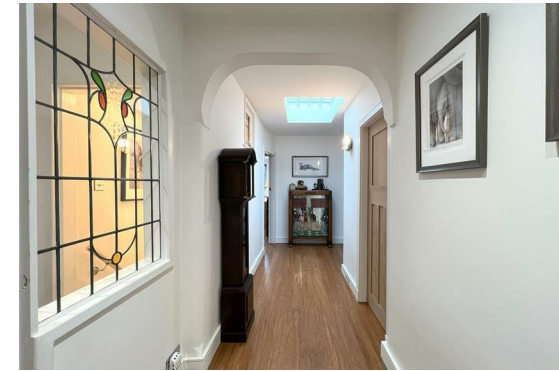
## DESCRIPTION

A property unlike any other! Stephenson Browne are proud to welcome to the market this remarkable four bed detached residence in Whitmore. Situated on an extensive plot with a magnificent garden to the rear, this beloved home has undergone full renovation and refurbishment, creating the perfect space offering versatile accommodation throughout, suitable for a wide range of buyers.

Some worthy features to mention are the new contemporary bathroom suites, new industrial style Kitchen, which forms the heart of the home, new electrics and lighting throughout, brand new boiler, modern fitted radiators, new roof on the main residence and a spectacular detached timber garage/outbuilding, presenting the opportunity for variety of different uses to suit your needs.

Situated within the small settlement of Whitmore, surrounded by stunning countryside, you will have the pleasure of being just a stones throw away from Mossley Village and Congleton Town Centre providing a variety of amenities and eateries to enjoy with a selection of great schools and transport links.

Upon entering the property you will be completely deceived by the amount of space this residence has to offer. Internally, you are firstly welcomed into the front reception room currently used as a dining room leading into the inner hall giving access to all four



bedrooms, family bathroom, en suite and lounge to the rear providing picturesque views onlooking the rear garden. To the ground floor you will find the Stylish breakfast kitchen with ample space for appliances, utility, your very own walk in pantry and an additional sitting room with a double sided wood burning stove to also enjoy in the Kitchen.

The outstanding property offers a unique blend of space, privacy and lifestyle appeal. Early viewings are highly recommended - contact us today to arrange your all important viewing and experience it for yourself!

The front of the property provides a large stone graveled driveway that runs alongside the property on both sides providing ample off road parking. To the rear is a substantial amount of space housing the detached quadruple garage/workshop, with a large laid to lawn area bordered by mature hedges. To the bottom of the garden you have an attractive view out onto mature woodland with a tranquil brook running along the border, there is a paved patio area directly outside the kitchen with a veranda housing an outdoor bar area and space for outdoor dining, a fantastic area to host family and friends.

Don't miss the opportunity to view this outstanding property, call us today to arrange that all important viewing!

**FIRST FLOOR**



### **Entrance/Separate Living Area**

16'4" x 11'10"

Front entrance door, UPVC double glazed bay window to the front elevation with shutters, UPVC double glazed window to the side elevation with shutters, ceiling light fitting, bamboo wood flooring, modern central heating radiator, cast iron feature fireplace, ample power points.

### **Inner Hallway**

'L' shaped hall giving access to further first floor accommodation, ceiling spotlights, bamboo wood flooring, Opaque double glazed skylight, modern central heating radiator, UPVC double glazed window to the side elevation, wall light fittings, power points. Original stained glass door and window.

### **Bedroom Two**

12'0" x 10'3"

UPVC double glazed bay window to the front elevation with shutters and window seat featuring draw storage, UPVC double glazed window to the side elevation with shutters, bamboo wood flooring, modern central heating radiator, ceiling spotlights, built in wardrobe, ample power points.

### **Bedroom Three**

11'1" x 11'10"

UPVC double glazed window to the side elevation, ceiling spotlights, bamboo wood flooring, modern central heating radiator, ample power points. Storage/heated airing cupboard

### **Walk in Wardrobe / Cloakroom**

A room that can be used as a walk in wardrobe, cloakroom or storage space, UPVC double glazed window to the side elevation.

### **Bedroom Four/Office**

8'10" x 7'8"

UPVC double glazed window to the side elevation, ceiling spotlights, bamboo wood flooring, central heating radiator, ample power points, houses the electrical fuse box.

### **Family Bathroom**

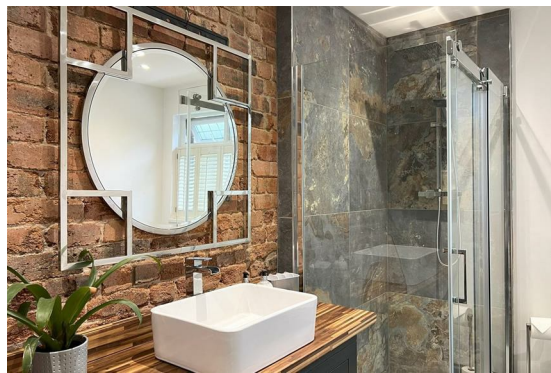
11'11" x 8'4"

Four piece suite comprising low level WC, counter top hand wash basin with storage underneath, free standing bath with mixer tap, walk in shower with sliding glass shower door, rainfall style fitted shower head and removable shower head, tiled splash back, tiled flooring, bare brick feature wall, modern vertical central heating radiator, ceiling spotlights, UPVC double glazed opaque window to the side elevation with shutters.

### **Master Bedroom**

14'2" x 12'11"

Bare brick feature wall, UPVC double glazed window to the rear elevation, ceiling spotlights, bamboo wood flooring, modern central heating radiator, ample power points, houses the water tank.



**En Suite to Master**

Three piece suite comprising large vanity unit with low level WC and inset hand wash basin with mixer tap, large wall mounted mirror with downlighters, wet room style walk in shower with sliding glass screen shower door, fitted rainfall style shower head and removable shower head, built in shower seat, tiled throughout, modern central heating radiator, fitted towel hooks, feature bare brick wall, UPVC double glazed opaque window to the side elevation. A superbly appointed en suite that combines contemporary style, comfort, and individuality.

**Lounge**

14'0" x 12'11"  
UPVC double glazed walk in bay window to the rear elevation, two UPVC double glazed windows to the side elevation, ceiling light fitting, bamboo wood flooring, feature gas fireplace, central heating radiator, ample power points.

**GROUND FLOOR**

**Breakfast Kitchen**

12'8" x 12'7"  
High spec fitted breakfast kitchen comprising matt charcoal base units with marble like countertop, inset sink with double drainer and mixer tap, space for a large range cooker currently housing a SMEG cooker with LPG gas, extractor over, tiled splash back, space for large American style fridge freezer, coffee/drinks area, integrated dishwasher, ample surface appliance space, fitted shelves, two industrial style ceiling lights, tiled flooring, UPVC double glazed window to the rear elevation, a charming cottage style stable external door to the rear elevation. A standout feature is the double sided log-burning stove set on a tiled hearth, seamlessly linking the kitchen with the sitting room and dining/snug area. The kitchen also benefits from direct access into the utility room.

**Utility/WC**

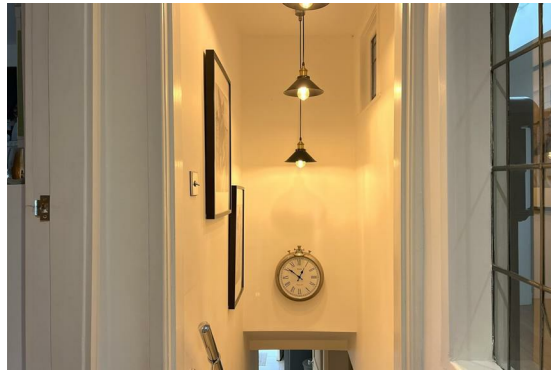
Fitted wall and base units with countertop surface over, tiled splash back, inset sink with single drainer and mixer tap, space and plumbing for a washing machine and tumble dryer, strip ceiling light, tiled flooring, low level WC, small UPVC double glazed opaque window to the side elevation, ample power points.

**Dining Room/Snug**

13'2" x 12'11"  
UPVC double glazed french doors, wood flooring, modern vertical central heating radiator, ample power points.

**Pantry**

Wall and base shelving and cupboard units with work surface over, tiled flooring, strip ceiling light fitting, ample countertop appliance space, ample power points.



### **Garage**

28'4" x 18'5"

Accommodating space for four vehicles, this extensive garage has the opportunity to be used as a workshop, an office space from home, to have as an annex or a potential Air B&B business opportunity. Houses water and electric.

### **Externally**

The front of the property provides a large stone graveled driveway that runs alongside the property on both sides providing ample off road parking and an electric car charging point. To the rear is a substantial amount of space housing the detached garage/workshop, with a large laid to lawn area bordered by mature hedges. Behind the garage, there is ample space to add an annex or home office (subject to relevant planning), with electrics and plumbing in place in readiness for conversion.

To the bottom of the garden you have an attractive sun trap, ideal for an outside kitchen, with views out onto mature woodland with a tranquil brook running along the border, there is a paved patio area directly outside the kitchen with a veranda housing an outdoor bar area and space for outdoor dining, a fantastic area to host family and friends.

### **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell**

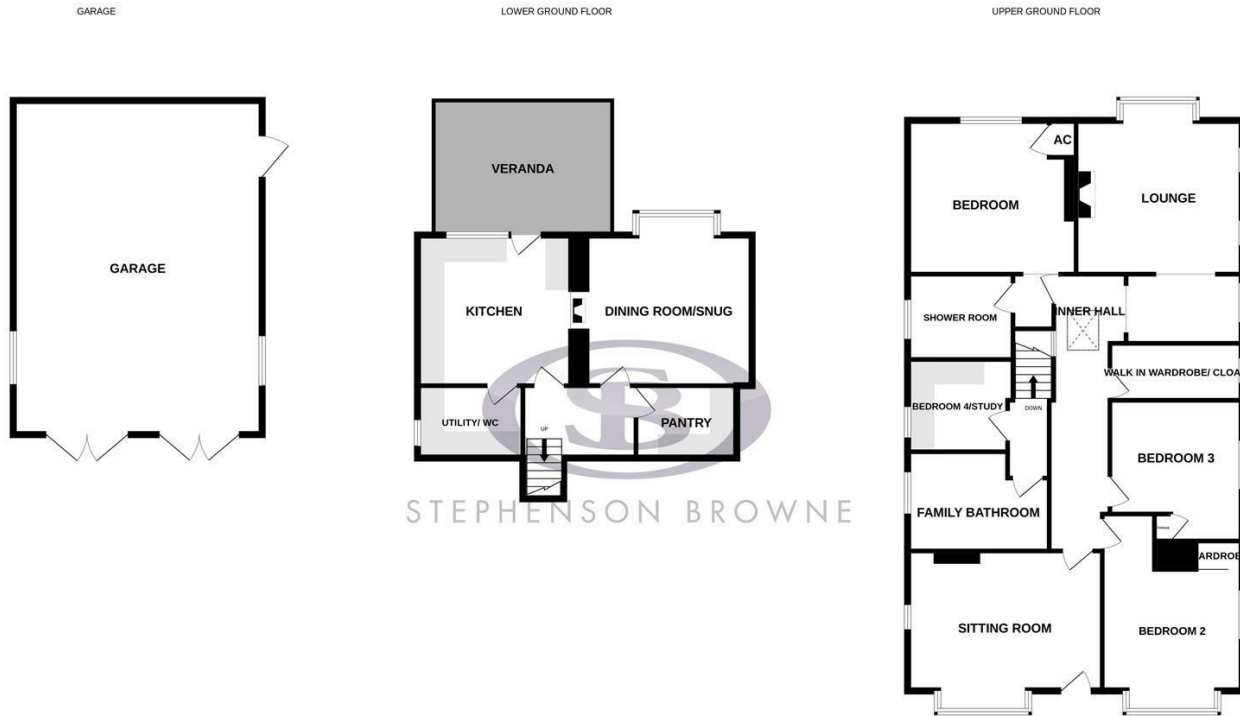
For a FREE valuation please call or e-mail and we will be happy to assist.







# Floorplans



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>47</b>	<b>England &amp; Wales</b>
		<b>61</b>	EU Directive 2002/91/EC

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