



Craig House, Reades Lane, Mossley, Congleton, CW12 3LL
Guide Price £800,000 - £900,000

Whittaker ^{Est. 1930}
& Biggs

Craig House, Reades Lane, Mossley, Congleton, CW12 3LL

The property comprises a substantial two-story, five bedroom detached house, which is of traditional construction with cement rendered walls under slate roof. In addition there is a garage and range of outbuildings all set within large gardens. In all the property extends to approximately 0.83 acres (0.33 ha).

The extensive gardens have residential development potential and a planning application has been submitted for three dwellings to be built in the garden.

The property is on the opposite side of the road from Congleton Golf Club.

The property is available as a whole or the house and the potential development site can be purchased separately.

GUIDE PRICE £800,000 to £900,000

ACCOMMODATION

This comprises:-

GROUND FLOOR

Entrance Hall: stairs to first floor, radiator, small cupboard under stairs

Lounge: 8.35m x 3.65m

Open fireplace in carved oak surround, two windows to front elevation, two radiators



Sitting Room: 3.66m x 4.01m

Decorative fireplace set with living flame fire in wood surround, window to front, radiator, door to:

Sun Lounge: 7.08m x 3.61m

Vaulted ceiling, windows to three aspects, tiled floor, two radiators, double doors to garden, open to:

Dining Room: 4.09m x 3.57m

Radiator, tiled floor, window to rear

Inner Hallway:

Rear Hall:

Radiator, door to rear

Cloakroom:

Low level WC, wash hand basin, radiator, tiled floor, fully tiled walls, coat cupboard

Kitchen: 5.59m x 2.68m

Range of base and wall units incorporating double bowl stainless steel sink unit and plumbing for dishwasher, Aga gas fired stove, tiled floor and walls

Second Rear Hall:

Tiled floor, door to rear

Utility: 4.00m (max) x 3.64m (max)

Range of base and wall units incorporating double bowl stainless steel sink unit and plumbing for automatic washing machine, Worcester wall mounted gas fired central heating boiler, tiled floor and walls

Pantry:

Fixed shelving and tiled floor

Study:

Radiator

Second Cloakroom:

Low level WC, wash hand basin, radiator, fully tiled walls and floor

FIRST FLOOR

Landing:

Two radiators, airing cupboard

Front Bedroom: 3.99m x 3.66m

Radiator, fitted wardrobes and dressing table

Rear Bedroom: 3.61m x 4.29m (reducing to 2.73m)

Radiator

Front Bedroom: 3.27m x 3.61m

Fitted wardrobes, shelves and drawers

Front Bedroom: 3.66m x 4.14m

Radiator, fitted wardrobes, store cupboard

Bedroom/Work Room: 2.28m x 3.80m

Radiator, built in storage cupboard, fitted base and wall units

Shower Room: 2.04m x 1.76m

Shower cubicle, wash hand basin, low level WC, towel rail, fully tiled walls

Bathroom: 3.57m x 2.70

Half corner bath, wash hand basin, low level WC, bidet, shower cubicle, heated towel rail, fully tiled walls

OUTSIDE

Garage: Also incorporating storage area, workshop, separate store and toilet with WC and wash hand basin plus storeroom to first floor.

Large garden shed

Green house

Summerhouse

GARDENS

The extensive lawned gardens are planted with mature shrubs and there is a tarmac drive providing off road parking for several cars.

In all the property extends to approximately 0.83 acres (0.33 ha)

COUNCIL TAX

The property is in Band G

LOCAL AUTHORITY

Cheshire East

EPC

Energy rating D

TENURE

Freehold



POTENTIAL DEVELOPMENT SITE

A planning application has been submitted for the garden east of the house to be developed with three dwellings. All details are available on Cheshire East's planning website. Planning Application No. 21/1156C. This part of the site extends to approximately 0.44 acres (0.18ha)



Location Plan 1:1250



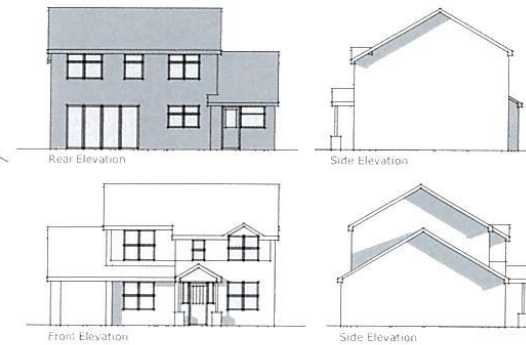
Proposed Block Plan 1:500



Proposed Site Perspective



Proposed Site Access & Levels Plan 1:200
(Sun at 3pm Summer Solstice)

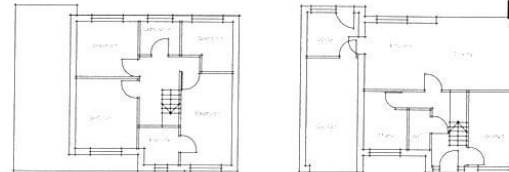


Rear Elevation

Side Elevation

Front Elevation

Side Elevation



First Floor Layout

Ground Floor Layout

Rev	Date	Remark

Site Address

Crags Cottage
Reades Lane Congton Cheshire CW12 3LL

Client : Executors of Susan Clarke

Project
Three New Detached Dwellings

Scale : 1:100 1:200 1:500 1:1250

Drawing Title.
Location Site Access Dwellings

Drawing No. CC/PL/01

Date : Jan 2021



47 Rockside Mow Cop ST7 4PG
Tel. 07889364105
Email: phk@philipkelsall.co.uk

Ground Floor
Approx. 2598.2 sq. feet



First Floor
Approx. 1220.9 sq. feet

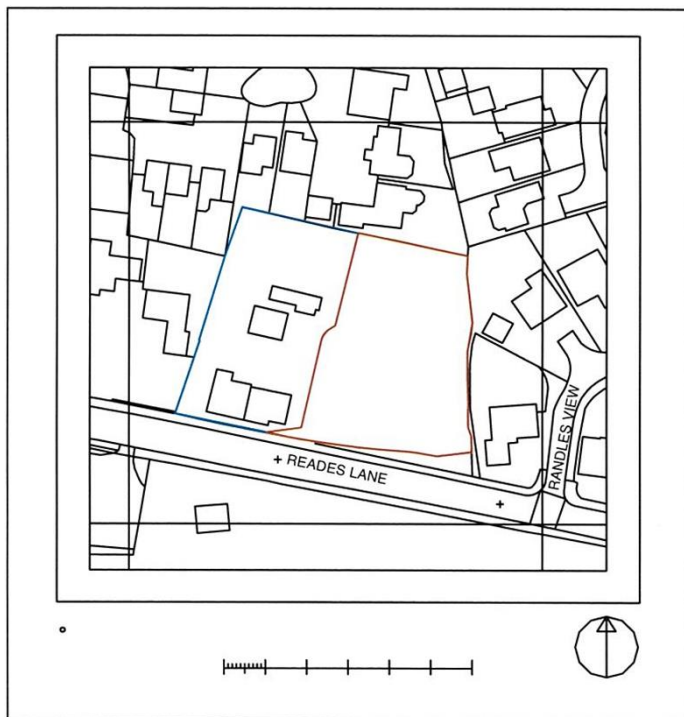


Total area: approx. 3819.1 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







VIEWING

Strictly by appointment through the agents at the Congleton office – telephone 01260 273241

DIRECTIONS

From the centre of Congleton take the A527 towards Biddulph. After passing over the railway continue to the traffic lights and turn left into Reades Lane. The property will then be found after approximately 100 yards on the left-hand side identifiable by the Agent's For Sale board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

16 High Street
Congleton
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**