



Dales Green, Rookery, ST7 4RH.
£285,000

Whittaker
& Biggs

Est. 1930

Dales Green

Rookery

This delightful cottage dates back over 200 years ago, with all the external charm & character you'd expect from a stone cottage yet beautifully styled & refurbished to create a versatile family home in the heart of this picturesque semi-rural location.

Originally a stone farm building in the late 1800's & subsequently divided into three individual cottages, May Cottage still retains original stonework & has the advantage of a sizable plot with outward views over the Cheshire plain and Welsh mountains.

Internally you'll be surprised by the extensive accommodation which has been expertly styled to create a versatile & functional home which can be enjoyed by a variety of purchasers having flexible bedrooms including a superb sized ground floor bedroom with a newly refurbished en suite.

The ground floor is ideal for those who love to entertain. Upon arrival you are treated to an enclosed porch which one could easily mistake for the hall. The hall itself is a feature, with natural light flooding in through the first floor velux window. The kitchen is well equipped, with quality Neff appliances with the potential to redesign the layout to create an open plan dining kitchen. The lounge has continuous oak flooring & a corner set wood burner fire providing a cosy ambience during the winter months.

To the first floor there are two further double bedrooms plus an open plan landing with defined area, perfect for working from home or as a hobby area. Worthy of particular mention has to be the first floor bathroom with a luxurious Burlington suite & freestanding bath

Externally there are delightful gardens with attractive summer house, side driveway & double garage with electric door.



Set aside a babbling brook the property is also close to local nature reserve Dales View & local tourist attraction Mow Cop castle.

Front Entrance Porch

Being of UPVC construction with clear pitched self cleaning roof, UPVC front entrance door with obscured glazed panel. wall light point, UPVC side door leading through to attached double garage.

Entrance Hallway

Having UPVC front entrance door with central obscured panel. recessed lighting, radiator and stairs rising to first floor landing.

Utility Room/W.C 8' 4" x 5' 11" (2.53m x 1.80m)

Fitted with wall and base mounted units with black granite effect work surface over incorporating a single drainer stainless steel sink unit with mixer tap over. White W.C with concealed cistern & built in vanity storage, wash hand basin set in vanity unit with storage below. Recessed lighting, UPVC obscured window to front aspect, radiator, splash back tiling, tiled flooring and a combination boiler providing heating & hot water.

Dining Room 13' 4" x 12' 4" (4.07m x 3.77m)

into alcove Having decorative coving to ceiling & ceiling rose, two wall light points, continuous oak flooring, feature Niche, two radiators and an open arch leading through to:-

Lounge 17' 6" x 11' 8" (5.33m x 3.56m)

Having UPVC windows to both the front & side elevations with the front having partial views over the Cheshire Plain. Continuous oak flooring, corner set modern multi fuel fire, Two radiators, ornate coving to ceiling, two radiators and four wall light points.

Kitchen 13' 3" x 5' 2" (4.04m x 1.57m)

Fitted with a range of wall and base mounted quality units with work wood effect work surface over

incorporating a ceramic one and a half bowl sink and drainer unit with chrome mixer tap over, tiling to splash back areas, integral NEFF stainless steel electric oven & combination grill, four ring induction hob with extractor over, tiled flooring, tiled windowsill and a UPVC window.

Ground Floor Master Bedroom 11' 9" x 11' 7" (3.58m x 3.54m)

Having a UPVC window to front aspect with views over the Cheshire Plain, two radiators and recessed lighting to ceiling. Door through to:-

En Suite 8' 1" x 5' 8" (2.47m x 1.73m)

Newly refurbished with an enclosed corner shower cubicle with thermostatically controlled chrome effect shower, having an externally accessed stop start push button & hydro panelling to sides. White W.C, wash hand basin lighting, extractor fan, UPVC window to the side aspect, chrome heated towel rail, radiator and a shaver socket. Feature tiled flooring.

First Floor Galleried Landing

Storage cupboard/loft space to side with oak door having ornate glazed panel, Velux sky lights to ceiling providing optimum light, radiator and a defined area ideal for hobbies or a workstation.

Bedroom Two 12' 10" x 12' 1" (3.91m x 3.69m)

Having a UPVC window to side aspect, radiator and T.V aerial point.

Bedroom Three 11' 8" x 10' 9" (3.56m x 3.27m)

Having a UPVC windows to the front & side aspect with views over the Cheshire plain, access to loft space and a radiator.

Family Bathroom

Fitted with a white Burlington suite comprising of free standing bath antique style telephone mixer tap &



shower, low level W.C, pedestal wash hand basin and W.C all with chrome effect fitments. Velux roof light, extractor fan, recessed lighting to ceiling, part tiled walls.

Double Attached Garage

Having remote controlled electric up & over door. Electric light & power, windows to side & rear and pitched roof with storage to eaves.

Garden

Having gardens to two aspects with views towards the Cheshire plain, gated access to side garden with adjoining brook and defined seating area. Dry stoned wall to boundary, attractive gardens stocked with floral plants shrubs & dwarf bushes, elevated paved patio area taking advantage of the views on offer. There is also an attractive summer house available, subject to negotiation.







Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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