



Congleton Edge, Congleton, CW12 3NB.
£695,000

Whittaker ^{Est. 1930}
& Biggs

Congleton Edge, Congleton, CW12 3NB.

This individual and architecturally designed property is not only unique in build but is also truly deceptive in concealing its vast accommodation and surprising additional features.

Expected from this prestigious location are the picturesque views and tranquil surroundings, not expected is the vast and adaptable accommodation that has been extended into two storeys to create a versatile and magnificent home of five/six bedrooms. You will be surprised to learn that in addition to the home, there is a separate and independent modern annex with one bedroom accommodation. The annex is a welcomed addition creating many possibilities including a business venture, self-contained office accommodation or independent living for relatives.

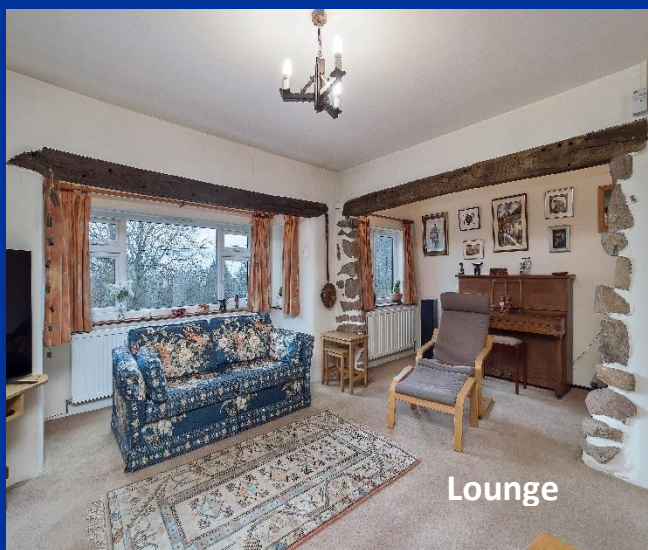
This property is one full of potential as well as further benefits that are rare to find within this location and price. The purpose-built detached garages are split level in height and designed to accommodate a motor home/caravan as well as a double garage. The garages have electric remote-controlled access and offer potential with the incorporating workshop.

The workshop is a dream come true for those with a skilled profession, as the opportunity presents itself to those looking to practice their skill set, all within the confines of their own property.

Internally the main house is an opportunity to create a home to the individual purchaser's requirements. The spacious entrance hall gives host to an abundance of rooms, which includes a fantastic sized



Lounge



Lounge



Dining Room

lounge with a true inglenook fireplace, complete with multi fuel stove creating a vast but cosy room which mimics a cottage design with far reaching front views. The separate dining room also enjoys the same previously mentioned views which includes Jodrell Bank and is a fantastic room for formal dining and entertaining

The kitchen is well equipped and incorporates an informal but sociable approach to dining with the benefit of a sizeable utility room for convenience.

From the inner hallway there are four further rooms, each can be utilised as bedrooms or further living accommodation.

From the far end of the property, you are sure to marvel at the glorious views that behold you in your own surroundings and gardens, which include a dramatic rock backdrop of Congleton Edge. This delightful room could also be further extended, whilst a mezzanine level provides a great office area or play space for children.

To the ground floor there two bathrooms, in addition to the two serving the bedrooms to the first floor. The first floor is of modern contrast with a collaboration of vaulted ceilings and Velux roof lights which create optimum light as well as amplifying the surrounding views.

The main bedroom hosts an impressive sized suite complete with a luxurious shower room, having a full width shower cubicle. The bedroom also incorporates a defined lounge/dressing area and ample built-in storage. The adjacent bedroom also offers its own ensuite which includes a roomy bath. This top floor could also be used entirely as an independent and indulgent master suite.

Externally the property resides within approximately 2/3 of an Acre comprising of formal gardens which extend to all sides of the property.

The Approach to the property gives access to the garages and driveway providing parking in abundance. The rear gardens are a wonderful asset and of a generous size. There are two Summerhouses which each enjoy a picturesque view of the gardens and landscape as you marvel at the entirety and magnitude of the property, which offers a true representation of size from the rear aspect.

Of course, the location itself is not only privileged but picturesque with many rural walks, points of interest and bridal paths.

Considered one of Congleton's most idyllic locations, the views are far and wide, yet offer the conveniences of the nearby town with its range of independent restaurants, bars and many shopping facilities.

For those with travel in mind, accessibility to Manchester airport is approximately 18 miles and Congleton train station is less than 2 miles away whilst also benefiting from motorway access via Sandbach junction 17 or Holmes Chapel junction 18.

With the current vendors residing in this property for over 35 years, this is a rare opportunity to acquire such a unique property with many possibilities all within picturesque surroundings.

Entrance Hallway 9' 5" x 10' 4" (2.88m x 3.16m)

Having double glazed UPVC window to the front elevation and a double radiator. Leading through to; -

Lounge 26' 5" x 19' 6" (8.06m x 5.95m reducing to 5.24m into inglenook)

Open plan lounge having a traditional inglenook fireplace with cast-iron multifuel stove and wood store, set upon a tiled hearth with exposed brick inserts and UPVC double glazed windows to each side, inset display shelving with lighting and timber beams framing the inglenook. UPVC double glazed walk-in bay window having an open outlook over the adjoining land. Radiator, feature lighting and exposed timber beams. Walk in music area having UPVC double glazed window to front aspect having an open outlook, radiator, wall light points, further radiator and exposed stonework with UPVC double glazed window to the rear aspect.

Ground Floor Cloakroom 5' 0" x 6' 3" (1.53m x 1.91m)

Fitted with a three piece suite comprising low level WC, wall mounted wash hand basin with chrome mixer tap over and an enclosed shower cubicle with chrome fittings. Part tiled walls, tiled flooring, radiator, extractor fan and inset spotlighting.

Kitchen/Diner 12' 7" x 10' 10" (3.83m x 3.30m)

Fitted with a range of solid oak wall and base mounted units with work surfaces over incorporating a double sink and drainer with chrome mixer tap over. Integral Neff oven and combination microwave, four-ring gas hob with extractor hood over. Space and plumbing for dishwasher, space for freestanding fridge freezer, part tiled walls, tiled flooring, double glazed UPVC window to the rear aspect overlooking the garden and patio area.

Utility Room 5' 8" x 11' 6" (1.72m x 3.50m)

Fitted with a range of solid oak base mounted units incorporating a stainless-steel sink and drainer unit with chrome mixer tap over. Space and plumbing for washing

machine. Storage cupboard housing hot water tank which is heated by the boiler and external solar panels, gas boiler, tiled splashbacks and tiled flooring. UPVC double glazed window to the side aspect, double glazed UPVC entrance door to the side.

Dining Room 14' 9" x 11' 9" (4.50m x 3.58m)

Having a double glazed UPVC window to the front aspect. Overlooking the adjoining countryside. Double radiator, wall light points, feature exposed stonework and an additional double glazed UPVC window to the side aspect

Garden Room 14' 10" x 10' 11" (4.53m x 3.32m)

Having a double glazed UPVC French doors to the rear aspect overlooking the lawned garden plus a double glazed UPVC window to the side elevation, double radiator and stairs rising to the Mezzanine.

Mezzanine

having exposed beams, wooden flooring and two double glazed UPVC windows to the side aspect.

Study 4' 9" x 9' 4" (1.44m x 2.84m)

Having a double glazed UPVC window to the side aspect, coving to ceiling and a double radiator.

Bedroom Three 9' 3" x 9' 0" (2.82m x 2.74m)

Having a double glazed UPVC window to the side aspect overlooking the gardens and driveway, radiator and wall light point.

Bedroom Four 7' 10" x 8' 6" (2.58m x 2.38m)

Fitted with a range of pine wardrobes to side walls, UPVC double glazed window to the side aspect overlooking the gardens and driveway.

Family Bathroom 7' 10" x 8' 11" (2.40m x 2.71m)

Having a four-piece suite comprising of a panelled bath with central mixer tap over, pedestal wash hand basin, bidet and a low-level WC plus a separate shower cubicle

housing a fully enclosed shower with a glazed shower screen, fully tiled walls and a radiator. Three UPVC obscured double glazed windows to the rear and side aspect.

First Floor Landing

Having a Velux window doors leading off to; -

Bedroom One 26' 4" x 14' 8" (8.03m x 4.46m x 2.42)

Having Velux windows to both the front and rear aspects with far reaching views towards Jodrell Bank, feature timber beams, storage cupboard to eaves, inset spotlighting, two wall light points and two radiators. Door leading through to; -

Bedroom One En Suite 8' 0" x 7' 5" (2.43m x 2.25m)

Fitted with a modern white suite comprising low level WC, wall mounted wash hand basin and a double shower cubicle with chrome fittings and glass doors. Velux window to front aspect.

Bedroom Two 13' 6" x 13' 10" (4.12m x 4.22m)

Having two double glazed Velux windows to the side elevation, double radiator and a storage unit in the eaves. Door leading through to; -

Bedroom Two En Suite 7' 4" x 6' 6" (2.23m x 1.98m)

Fitted with a modern white three-piece suite comprising of a wall mounted WC with push flush, wall mounted wash hand basin with chrome mixer taps over, corner panelled bath with chrome shower fitment over and mixer tap. Fully tiled walls, tiled flooring, extractor fan, storage into eaves and a double-glazed Velux window to the side elevation.

Triple Garage comprising of-

Motorhome /Caravan Garage 24' 3" x 11' 6" (7.40m x 3.50m (with extra height clearance)

Double Garage 24' 3" x 18' 7" (7.4m x 5.42m)

For two cars including a workshop

Both garages are served by electric remote-controlled doors

Externally

The approach to the property gives access to the garages and driveway providing parking in abundance. Externally the property is set within a good sized plot extending to approximately 2/3 of an Acre comprising of formal gardens which wrap around all sides of the property. The rear gardens are a wonderful asset and of a generous size. There are two Summer houses which each enjoy a picturesque view of the gardens and landscape.

Annex Open Plan Lounge & Kitchen 24' 5" x 17' 7"

(7.43m x 5.35m overall measurement)

Modern fitted Kitchen, Lounge with log burner

Bedroom 11' 2" x 4' 10" (3.41m x 1.48m)

Storage and recess to eaves. Window to rear aspect

Shower room 4' 10" x 7' 4" (1.48m x 2.24m)

Shower Room Having a modern three-piece suite.

Summer House

Electric power and lights, log store at the rear,

Summer House

Fully insulated, Electric power, lights and radiator

Council Tax Band: G

EPC Rating:

Tenure: Freehold

Services-

Main's water

Septic Tank

LPG Gas

Mains Electric



Hallway



Kitchen



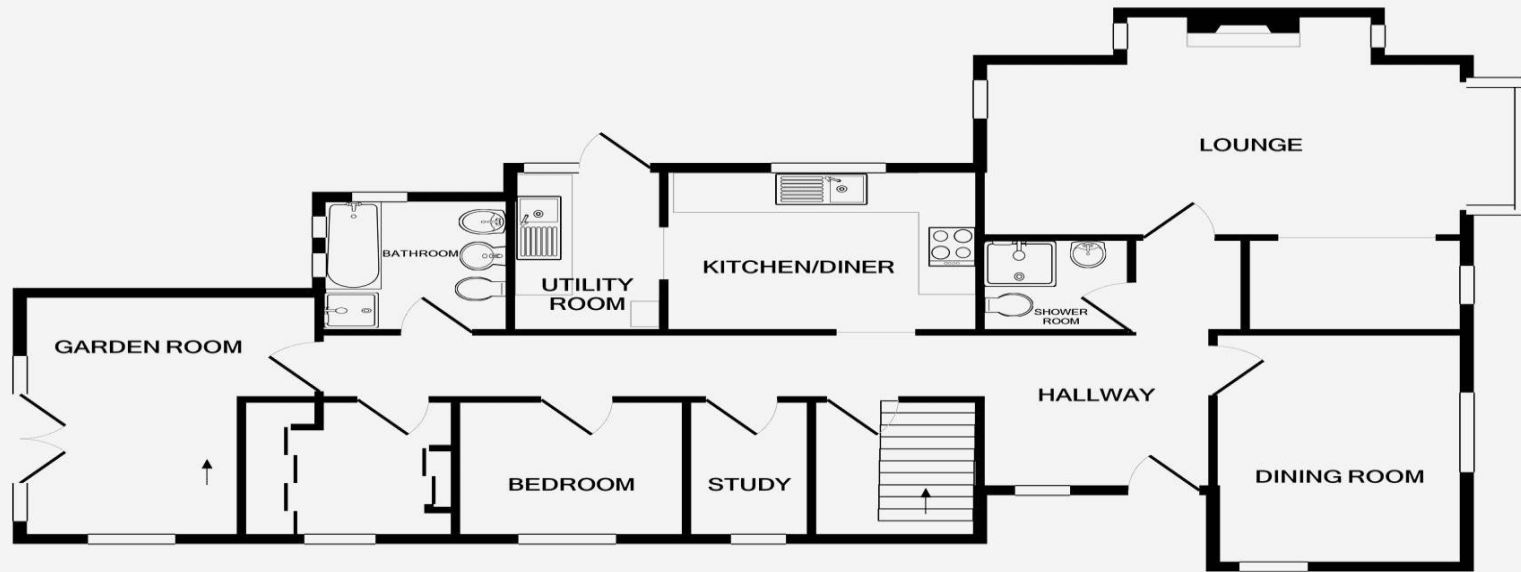
Garden Room



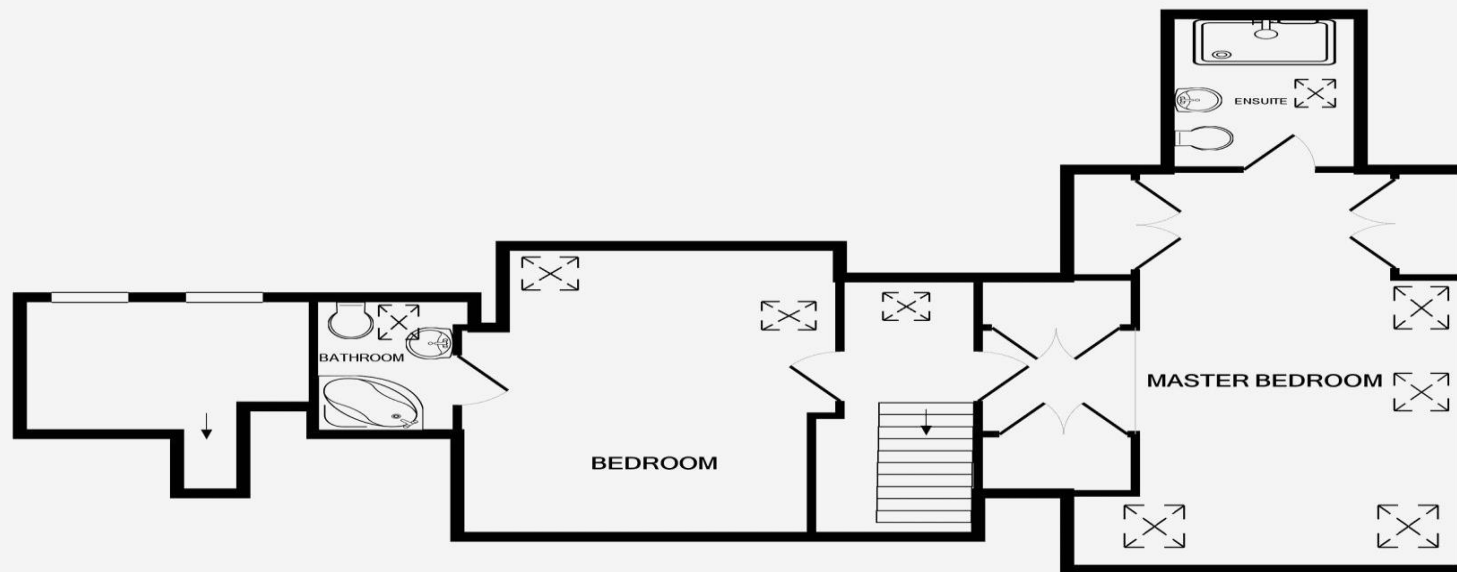
Garden Room

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GROUND FLOOR



1ST FLOOR

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