



Ivy Cottage, Back Lane, Somerford, CW12 4RB.
Offers In Excess of £600,000

Whittaker Est. 1930
& Biggs

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This traditional cottage is the perfect accompaniment to this rural retreat which extends to approximately 1.4 acres including a paddock and a newly constructed stable block -comprising of 3 stables, a tack room, open hay barn and plenty of space to park a trailer or horsebox creating a readymade facility for the keen equestrian and those seeking the good life.

Approached via a private driveway, Ivy Cottage is almost obscured from the roadside only revealing its true magnitude upon the approach of the sweeping driveway. The cottage is traditional in build and although semi-detached, one could be forgiven of the assumption that the property is detached, giving its privacy from the neighbouring property which is almost obscured from sight.

The cottage already has spacious accommodation which includes 3 bedrooms, 2 bathrooms and 2 versatile reception rooms plus a separate study. There is also an impressive sized dining kitchen complete with a recently installed Rayburn stove (installed in 2019) which is a homely enhancement that also provides the property's central heating, in addition to the multi fuel stoves that are the main focal points of the two main reception rooms.

Our vendors have also had planning permission granted to further extend the already generous sized accommodation and to convert the existing double garage- Reference 22/2075C, which is accessed through the Cheshire East planning portal.

Externally, in addition to the paddock, there are extensive formal gardens which are laid to lawn with established borders that flourish throughout the seasons.



There is a kitchen garden and a small orchard of fruit trees, which include apple and cherry which are a welcome addition to the gardens.

Located within the highly desirable semi-rural location of Somerford, surrounded by open fields whilst being on the cusp of Congleton town which includes nearby local amenities of West Heath shopping precinct and local schools.

The property enjoys accessible motorway and rail network access plus good road links to neighbouring towns of Sandbach, Holmes Chapel and Knutsford.

Offered for sale with no upward chain, properties of this calibre are a rarity indeed.

Entrance Hall

Having a timber front entrance door.

Lounge/Family Room 10' 3" x 9' 5" (3.13m x 2.88m)

Having a uPVC double glazed windows to the front and side aspect. Comprising of a feature fireplace with brick built fireplace housing a cast iron multi fuel stove set upon a slate hearth with timber mantle over, wall light points and radiator.

Study 8' 2" x 5' 11" (2.50m x 1.80m)

Having a uPVC obscure double glazed window to rear aspect .Radiator.

Inner Hallway

Having a uPVC double glazed window to the side aspect. Stairs to the first floor landing, understairs storage cupboard and a wall mounted cupboard concealing consumer unit. Wall light points. Radiator.

Lounge 22' 3" x 12' 2" (6.78m x 3.70m)

Having a uPVC double glazed window to the rear and side aspect, stone built fireplace incorporating a multi fuel stove set upon a slate hearth, having a built in display shelving unit. Wall light points. Exposed beams to the ceiling. Radiator.

Inner Hallway

Having a uPVC double glazed window to the side aspect.

Bathroom 10' 2" x 5' 0" (3.10m x 1.52m)

Having a uPVC double glazed obscured windows to front and side aspect, three piece suite comprising:-panelled bath, pedestal wash basin and W.C, Fully tiled walls, airing cupboard housing hot water cylinder.

Open Plan Dining Kitchen 19' 9" x 10' 8" (6.02m x 3.26m)

Having a range of solid wood wall cupboard and base units with work surface over incorporating a single drainer stainless steel sink with mixer tap over. Solid wood fitted larder unit. Recently installed Rayburn (2019) dual purpose stove, also providing central heating to the property. Electric cooker point. Having a uPVC double glazed window to the side aspect overlooking the gardens, tiled effect cushion flooring, plumbing for washing machine. Adjoining Dining Area having uPVC double glazed window to the front and side aspect, tiled effect cushion flooring. Fitted solid wood wall cupboard and base units with work surface over.

Rear Boot Room

Having a tiled floor, timber stable door. Window to side.

First Floor Landing

Having a uPVC double glazed window to front aspect, Triple storage cupboard, wall light points. Access to loft space. Radiator.



Bedroom One 14' 2" x 12' 2" (4.32m x 3.71m)

Having a uPVC double glazed window to side aspect with views of the gardens. Exposed beams to ceiling. Wall light points, loft access. Radiator.

Adjoining Dressing Room/Bedroom Four 11' 3" x 7' 10" (3.42m x 2.40m)

Having a uPVC double glazed window to side aspect, with a range of shelving and storage. Radiator, wall light points.

Bedroom Two 10' 2" x 10' 2" (3.10m x 3.09m)

Having uPVC double glazed windows to the side and front aspect windows. Built in fitted wardrobe. Radiator.

Bedroom Three 7' 10" x 6' 10" (2.38m x 2.08m)

Having uPVC double glazed window to side aspect. Having a range of shelving. Radiator, wall light points.

Shower Room 8' 0" x 6' 3" (2.43m x 1.90m)

Having a walk-in double shower cubicle with Mira electric shower, pedestal wash hand basin with electric hot water heater, W.C, part tiled walls, radiator, Velux window to rear aspect.

Detached Garage 16' 11" x 15' 3" (5.15m x 4.66m)

A two-storey brick-built garage having double doors, electric light and power, window to side and stairs to mezzanine level.

Externally

The property is accessible from the roadside via a sweeping private driveway providing access to the paddock, hay barn and stables.

The driveway also allows ample off-road parking for several vehicles. Formal Gardens there is a private and well-maintained garden, laid to lawn with adjoining paved patio area. Established feature borders and mature trees including apple and cherry.

There is also an additional garden to the side of the driveway providing an excellent opportunity for a kitchen garden or keeping chickens.

Stables 12' 0" x 12' 0" (3.65m x 3.65m)

3 x Stables All with water and electric power, set upon a recently installed concrete base.

Tack Room 8' 0" x 12' 0" (2.44m x 3.65m)

Tack room with electric power.

Paddock

Enclosed paddock measuring approx. 1.06 acres with automatic water feeder. Having vehicular access from the main residence through the yard. Space for trailer/ horsebox / caravan.

Haybarn 44' 9" x 14' 6" (13.65m x 4.42m)

Note:

Council Tax Band: E

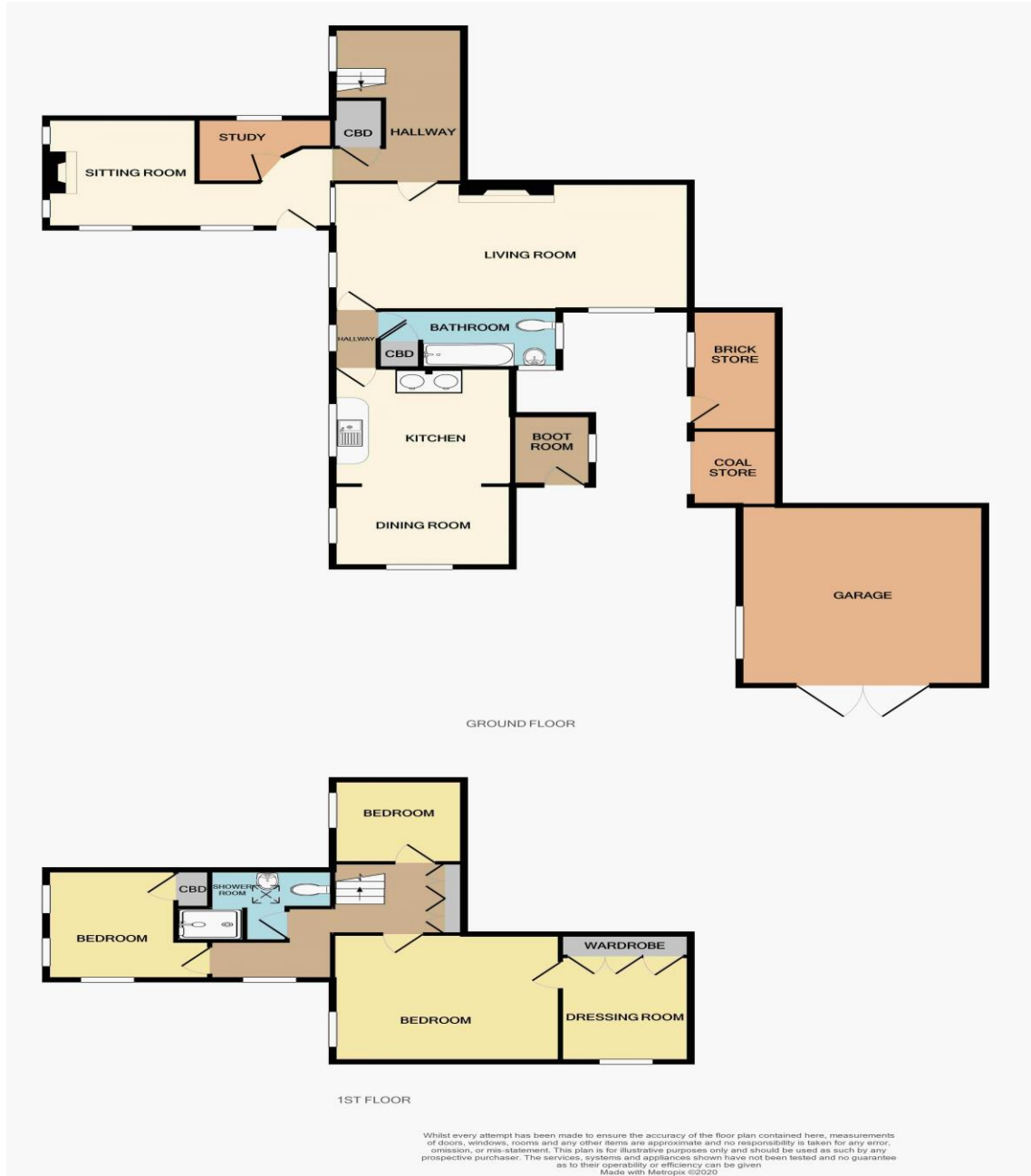
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Tenure: Freehold



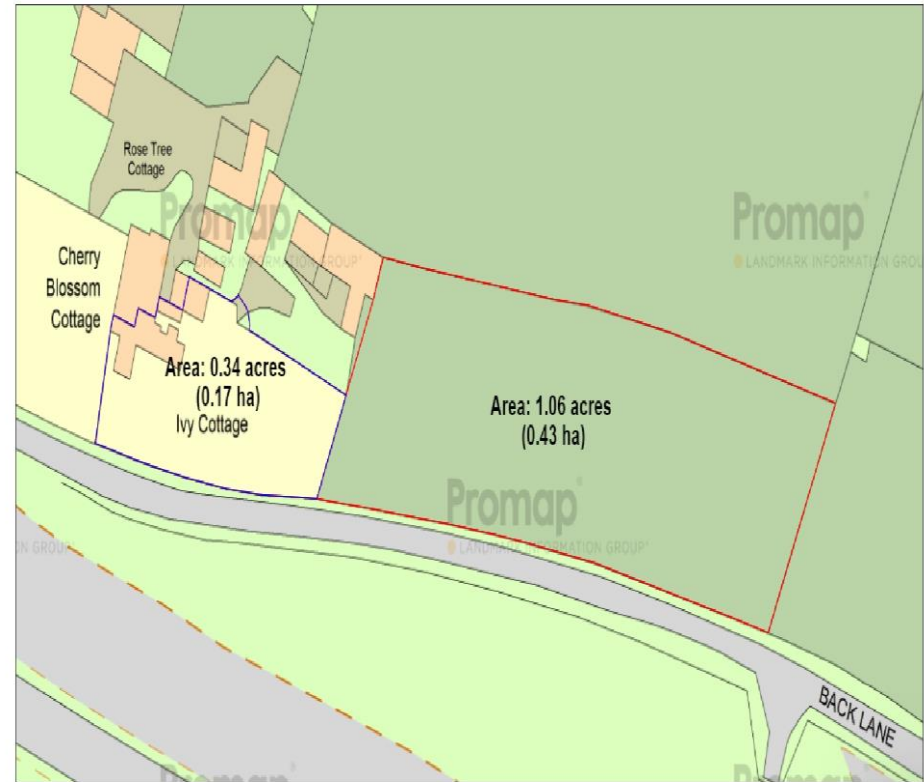






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Plan not to scale for reference purposes only

Planning permission granted and Architectural design for the existing house and garage Reference 22/2075C, accessed through the Cheshire East planning portal.

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