



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Stunning 'Cobble Stone Cottage' Is Well Positioned, Within Attractive Established Gardens of Approx 2 Acres And Boasts Breathtaking Views Over Open Countryside, The Cheshire Plain & Staffordshire Moorlands.**



Castle Road Mow Cop

£495,000

**ENTRANCE AREA**

Stable gate style hardwood door to the front elevation allowing access leading onto an attractive stone tiled floor. Handbuilt, double opening timber cupboard allowing access to a cloaks recess. Timber single glazed window to the front elevation. Ceiling light points.

**L' SHAPED DINING KITCHEN** 20' 3" max into the recess x 19' 2" at its widest point, narrow to 12' both max & into units (6.17m x 5.84m)

Excellent selection of quality fitted eye and base level units, base units having extensive real wood work surfaces above, extending out into a large food preparation/breakfast bar area. Excellent selection of drawer and cupboard space. Modern built in one and half bowl sink unit with drainer and mixer tap. Space for slide-in gas/electric cooker, currently an electric (SMEG) stainless steel oven with four ring gas hob with double gas oven below. (Nb. vendor informs us that this is to be included in the sale). Extractor fan and ceiling light above. Impressive (AGA) oven (powered by gas - gas mains to the property).

**KITCHEN CONTINUED.....**

Ample space for free-standing fridge or freezer. Selection of over work surface and low level power points. Larder cupboard. Built in wine rack. Attractive stone tiled flooring that continues into the dining area of the kitchen and utility area. Handmade, quality timber double glazed windows to both the front and side elevations, side having a hand built timber double glazed window allowing panoramic views of the Biddulph Valley and over towards Staffordshire on the horizon.

**UTILITY AREA**

Base units with real wood work surfaces above. Various power sockets. Plumbing and space for washing machine. Space for dryer. Double panel radiator. Inset ceiling lights.

**INNER HALLWAY**

Timber effect laminate flooring. Open staircase allowing access to the galleried landing. Panel radiator. Low level power point. Inset ceiling lights. Timber double glazed window towards the rear elevation allowing fantastic views over the land, down towards Biddulph and Staffordshire Moorlands on the horizon. Hardwood doors allowing access to principal rooms. Archway leading into the kitchen.

**OFFICE**

Stone tiled flooring. Panel radiator. Recess (ideal for drawer set). Low level power points. Ceiling light point. Timber double glazed window allowing excellent views to the rear. Further oak door allowing access into the ground floor bathroom.

**GROUND FLOOR BATHROOM** 7' 8" x 6' 0" (2.34m x 1.83m)

Attractive tiled floor with under floor heating. Modern three piece white suite comprising of a low level w.c. with concealed cistern. Wash hand basin with half pedestal and chrome coloured mixer tap. Free standing bath with

chrome coloured mixer tap. Quality modern tiled walls. Modern tall radiator. Extractor fan. Ceiling light point. Timber double glazed frosted window towards the rear elevation.

**THROUGH LOUNGE DINER****Through Lounge** 27' 8" x 11' 0", narrowing to 10' 2" (8.43m x 3.35m)

Impressive multi-fuel burner set in an attractive fire recess with timber mantel above and attractive stone tiled hearth with matching inset. Two panel radiators. Various low level power points and television point. Both wall and ceiling light points. Attractive exposed oak beams to the ceiling. Carpet to the lounge area. Quality timber effect laminate floor in the dining area. Handmade timber quality double glazed windows to both the front and side elevations (two on the side). Timber double glazed, double opening french doors allowing access and views into the conservatory.

**CONSERVATORY**

Stone base and pitched roof construction. Quality timber double glazed windows to both the side and rear elevations, allowing fantastic panoramic views. Low level power points. Attractive tiled floor. Double opening French doors allowing access to the side.

**GALLERIED LANDING**

Open spindle staircase allowing access to the ground floor. Quality timber doors to principal rooms. Timber double glazed feature window towards the rear elevation. Low level power points. Ceiling light point.

**BEDROOM ONE** 13' 8" x 9' 0" minimum measurement to wardrobe fronts (4.16m x 2.74m)

Quality selection of built in wardrobes with sliding fronts. Panel radiator. Ceiling light point. Timber double glazed window towards the side elevation.

**BEDROOM TWO** 15' 2" x 10' 2" (4.62m x 3.10m)

Panel radiator. Low level power points. Television point. Centre ceiling light point. Timber double glazed windows to both the side and rear elevations allowing fantastic views.

**BEDROOM THREE** 12' 4" x 12' 0" (3.76m x 3.65m)

Cupboard housing the (MAIN) gas combination central heating boiler. Low level power points. Panel radiator. Television point. Centre ceiling light point. Timber double glazed window towards the front elevation.

**FIRST FLOOR SHOWER ROOM** 7' 8" x 6' 10" (2.34m x 2.08m)

Modern white suite comprising of a low level w.c. His and Hers round bowl sink units with matching chrome coloured mixer taps set in an attractive vanity unit with storage space and towel rail below. Quality tiled walls. Centre ceiling light point. Large shower area with tiled walls, glazed shower screen, chrome coloured mixer shower and rain shower head above. Extractor fan.

**EXTERNALLY**

The property is approached via a long gravel and grassed gated lane with established conifer trees to one side. Timber and stone gabions to the other. Driveway leads to an extensive, hardcore, multiply parking driveway. Additional hard standing for caravan/boat etc. (if required). Easy access to the large pre-fabricated garage. Driveway provides extensive off road and fantastic views over towards Biddulph, Staffordshire and The Staffordshire Moorlands.

**GARAGE** 16' 5" wide x 15' 10" (5.00m x 4.82m)

Pre-fabricated construction with pitched roof. Up-and-over door to the front elevation plus single door to the front. (Nb. could easily be modified if a double garage was required). Power and light. Windows to the sides.

**SIDE OF GARAGE (Large Timber Storage Shed)** 19' 10" x 8' 0" *approxiamtely* (6.04m x 2.44m)

To one side of the garage there is a large timber storage shed with pitched roof and reception lighting. Double opening doors to the front. Power and light.

**SIDE ELEVATION**

From the parking area there is pedestrian access, down towards the property and side gardens.

**GARDENS (TIMBER LOG CABIN/OFFICE OR GAMES ROOM ETC.).** 17' 4" x 12' 6" (5.28m x 3.81m)

The higher portion of the garden (leading onto the side) houses a large timber log cabin/office/games room etc. Power and light. Small bar area with inset lighting. Timber double glazed by-folding doors to the front elevation allowing fantastic panoramic views with side panel windows. Timber effect laminate floor.

**LARGE TIMBER DECKED AREA/BARBECUE & GARDENS.**

Fantastic views of the cottage and panoramic views surrounding, over to the Cheshire Plain. Timber decked area steps up to the side of the property with large barbecue area with stone built barbecue, again with excellent views over towards the property and far reaching

views over the Cheshire Plain. Extensive gardens to the side with feature central fish pool and again enjoying the views. Selection of trees and large laurel hedge to one side.

**GARDEN & COTTAGE TO THE FRONT ELEVATION**

Mainly laid to lawn with an attractive selection of flower and shrub borders and dry stone walling. Established hedgerows form the boundaries. Towards the head of the garden there is a large log cabin style timber summer house with two windows and double opening doors to the front elevation. Step down to the front of the property with cobble effect patio area, allowing easy pedestrian access to the property with lantern reception light and gated access to the lane to one side. Drystone walling, flagged and graveled pathway down one side of the property to the rear. External power sockets to front, side and rear gardens.

**REAR GARDEN & LOG CABIN/CINEMA ROOM** 15' 10" x 15' 8" *wide approximately* (Log Cabin) (4.82m x 4.77m)

Good size lawned area that surrounds the conservatory and rear of the property. Raised gravel garden area set behind attractive stone walling with fantastic views of the paddock and open countryside. Large quality log cabin with pitched roof (currently used as a cinema room) with windows to the front, double opening French doors, power and light.

**REAR GARDEN**

Large stable gate to one side allowing access from the old lane. Large hardcore area allowing access to the PADDOCK to the rear, edged in established drystone walling. Fantastic views over both Staffordshire and Cheshire.

**VIEWING**

Is strictly by appointment via the selling agent.







**Energy Performance Certificate**

48, Castle Road, Mow Cop, STOKE-ON-TRENT, ST7 3PG

Dwelling type: Detached bungalow Reference number: 8901-1276-0429-2807-1513  
 Date of assessment: 03 May 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 03 May 2019 Total floor area: 131 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,286
Over 3 years you could save	£ 2,685

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 246 over 3 years	
Heating	£ 4,635 over 3 years	£ 2,133 over 3 years	
Hot Water	£ 315 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 5,286</b>	<b>£ 2,601</b>	<b>You could save £ 2,685 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A		332	
(81-91) B			
(69-80) C			
(55-68) D			
(45-54) E			
(35-44) F			
(21-34) G			
(1-20) H			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

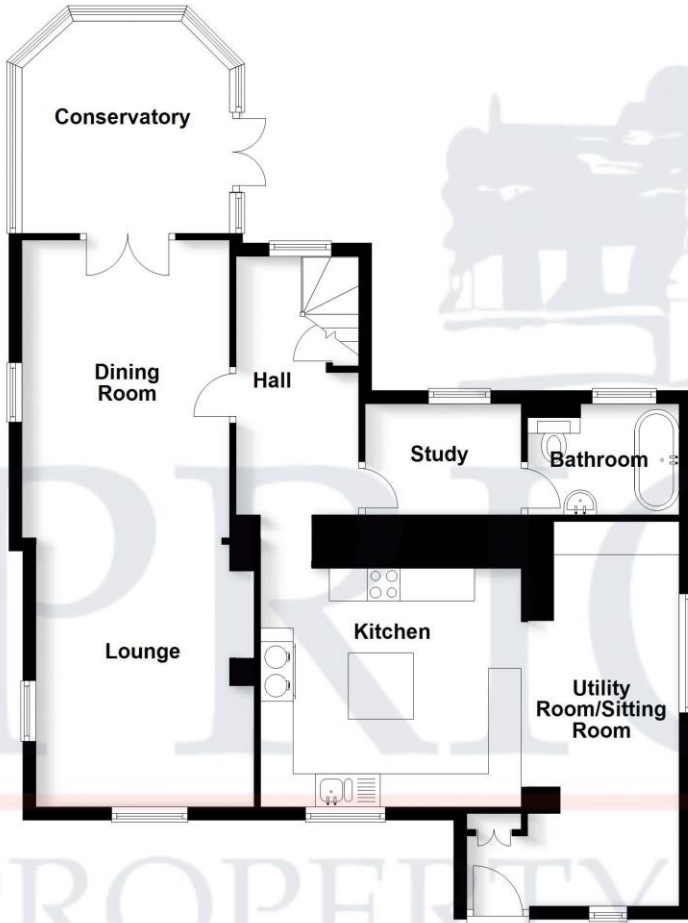
Recommended measures	Indicative cost	Typical savings over 3 years
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£ 399
2. Room-in-roof insulation	£1,500 - £2,700	£ 1,536
3. Cavity wall insulation	£500 - £1,500	£ 123

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**Ground Floor**

Approx. 87.6 sq. metres (943.1 sq. feet)



**First Floor**

Approx. 53.6 sq. metres (577.3 sq. feet)



Total area: approx. 141.3 sq. metres (1520.4 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.