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## The Old Coach House

Manor Park Road, North Rode, Congleton,  
Cheshire CW12 2PG

Offers Over £1,000,000

- MAJESTIC GRADE II LISTED COACH HOUSE
- 6 BEDROOMS
- 4 RECEPTIONS, 3 BATHROOMS
- ENCLOSED TENNIS COURT; WORKSHOP WITH OFFICE ABOVE
- 2 CAR OAK FRAMED GARAGE/CAR PORT
- BEAUTIFUL LAWNED GARDENS, COBBLED COURTYARD & AL FRESCO SEATING AREAS
- PICTURESQUE VILLAGE OF NORTH RODE

## FOR SALE BY PRIVATE TREATY (Subject to contract)

**\*\*\*A truly outstanding Grade II Listed Coach House set in an elevated position with magnificent views towards the Peak District.\*\*\***

The accommodation briefly comprises: entrance hall, two separate w.c.s, lounge, dining room, snug, sun room, breakfast kitchen, utility, study, master bedroom suite with dressing room and en suite, 5 further bedrooms (one currently used as a dressing room), shower room and wet room.

Externally there is a ground floor workshop with two offices to the first floor, two car oak carport/garage with workshop/garden store. There are stores/sheds, greenhouse, breeze house, tennis court, timber tree house (presently used as a hen coop), ponds and extensive beautifully landscaped gardens.

**\*\*Located in the village of North Rode in the Cheshire Plain, just outside the glorious Peak District National Park\*\***

The property, formerly part of the old North Rode Estate, can be accessed from one of two gated entrances with private driveways which swoop through parkland before entering the drive to The Old Coach House.

The Old Coach House is entered via a large oak door to the entrance hall, opening up to the 26ft light and airy lounge with wood burning stove. The ground floor accommodation provides a well appointed bespoke kitchen with AGA and central breakfast island and sun room off overlooking the gardens. There is an opulent dining room with wood burning stove and spacious snug/family room with French doors to patio. For those looking to work from home the study is ideal with fitted office furniture and built-in desk and having w.c. off. The master bedroom suite has its own dressing room with en suite bathroom and walk in shower. To the first floor are 5 further bedrooms, shower room and wet room.

To the front of the property is an attractive cobbled courtyard and ample parking. The beautiful gardens are bounded by dry stone walls and beds, a water feature flows into a pond, seating areas, one beneath a large pergola and the other set as a South African braai all offering the ideal venue for alfresco dining and a fantastic tennis court with pergola. The gardens are edged by open farmland to the side and woodland to the rear. There are a

range of outbuildings and stores, a workshop with office(s) above, large shed, greenhouse and an open two car oak framed garage with attached store room.

To fully appreciate the character and charm of this stunning property we highly recommend arranging a viewing with us.

The village of North Rode is simply stunning being one of Cheshire's hidden gems surrounded by picturesque countryside offering superb walks. Daintry Hall Day Nursery and Pre-School, rated Outstanding by Ofsted, is accommodated in the village in a Grade II listed building within the former village school. Although the village is set away from main roads its convenience to many local centres is ideal, located between Congleton and Macclesfield within easy reach of Alderley Edge and Wilmslow.

The main town of Macclesfield has a mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants. Equally Congleton has a thriving range of facilities. Congleton railway station also provides links to the national rail network and connections to frequent expresses to London. The historic market town of Leek is just a short drive away, with its cobbled market place, unspoilt architecture and variety of independent shops, antiques and award winning tea shops.

Just a short drive away is the iconic Bosley Cloud; a prominent hill situated on the border between Cheshire and Staffordshire, Macclesfield Forest, and the Peak District's Danebridge, Lud's Church and landmark 'Three Shires Head', the point where Cheshire, Derbyshire and Staffordshire meet.

**The accommodation briefly comprises** (all dimensions are approximate)

**The Old Coach House** : Open storm porch. Large timber front door to:

**ENTRANCE HALL** : Radiator. Staircase to bedroom 5/study. Doors to various rooms.

**UTILITY 9' 3" x 5' 7" (2.82m x 1.70m)** : Fitted with a range of oak base and eye level units with Belfast sink. Tiled floor. Chrome heated towel radiator. Door to outside. Door to understairs cupboard.

**LOUNGE 26' 2" x 14' 8" (7.97m x 4.47m)** : Exposed beams to ceiling. Brick fireplace with inset wood burning stove with feature French doors either side to rear garden. Three radiators. Fitted oak bookcase with library style ladder. Matching

fitted TV unit and bookcase with cupboards below. Timber floor. Oak staircase. Doors to w.c. and dressing room.

**W.C./CLOAKROOM 7' 5" x 4' 6" (2.26m x 1.37m)** : Suite comprising: low flush w.c. and wash hand basin set on vanity cupboard. Part tiled walls. Radiator with timber surround incorporating shelving. Timber floor.

**DRESSING ROOM 8' 2" x 5' 0" (2.49m x 1.52m) plus wardrobe space** : Radiator. Fully fitted wardrobes.

**BEDROOM 1 FRONT 14' 3" x 11' 1" (4.34m x 3.38m)** : Radiator.

**EN SUITE BATHROOM 8' 2" x 6' 7" (2.49m x 2.01m)** : Suite comprising: wash hand basin set in unit with cupboards, tub style bath and walk in shower area with glass screen. Fully tiled walls and floor.

**BREAKFAST KITCHEN 15' 11" x 12' 5" (4.85m x 3.78m)** : Beautifully fitted oak base and eye level units with granite working surfaces. Central island breakfast bar. Inset double bowl Belfast sink. Built-in AGA cooker. Tiled floor.

**SUN ROOM 15' 3" x 9' 2" (4.64m x 2.79m)** : A traditional roof with Velux roof lights. Concealed skirting heating. Tiled floor. Double French doors to patio.

**INNER CORRIDOR** : Stairs up to snug and access to dining room.

**SNUG 22' 4" x 13' 7" (6.80m x 4.14m)** : Double French doors to steps leading to patio. Wood burning stove set in brick surround. Exposed beams to ceiling with Velux roof light. Radiator. Stairs.

**DINING ROOM 15' 5" x 10' 1" (4.70m x 3.07m)** : Fitted wood burning stove with brick surround. Fitted recess shelving and cupboards. Flag floor. Radiator. Door to study.

**STUDY 12' 2" x 10' 7" (3.71m x 3.22m)** : Fitted out with attractive timber fitted cupboards and built in desk. Radiator. Door to:

**W.C.** : Suite comprising: low flush w.c. and wash hand basin set in vanity unit. Timber floor. Partly tiled walls. Door to:

**BOILER ROOM** : Oil fired central heating boiler.

**First Floor Landing** : Doors to bedrooms 3, 4 and shower room.

**BEDROOM 4 SIDE 10' 9" x 9' 8" (3.27m x 2.94m)** : Exposed beams. Fitted wardrobes. Radiator.

**SHOWER ROOM. 10' 5" x 6' 0" (3.17m x 1.83m) max** : Fully tiled walls and floor. Suite comprising: low flush w.c., wash hand basin and large size shower enclosure. Chrome heated towel radiator. Door to cupboard housing pressurised hot water cylinder.

**BEDROOM 3 FRONT 14' 2" x 10' 10" (4.31m x 3.30m)** : Exposed beams. Fitted wardrobes. Radiator.

**FURTHER LANDING AREA** : Doors to bedrooms 2, 6/dressing room and wet room. Door to deep linen/storage cupboard.

**BEDROOM 2 17' 4" x 12' 11" (5.28m x 3.93m)** : Exposed beams. Radiator.

**DRESSING ROOM/BEDROOM 6 11' 11" x 11' 0" (3.63m x 3.35m) max** : Fully fitted out with matching wardrobes and chest of drawers. Radiator. Double doors to walk in airing cupboard/storage room (8ft x 5ft 4in). Santon pressurised hot water cylinder.

**WET ROOM 6' 11" x 5' 10" (2.11m x 1.78m)** : Suite comprising: w.c., wash hand basin set in vanity unit and walk in shower with glass screen. Fully tiled walls and floor. Chrome heated towel radiator.

**BEDROOM 5 FRONT/STUDY 16' 3" x 13' 11" (4.95m x 4.24m) max** : Exposed beams. Velux roof light. Timber floor.

**Outside :**

**GARAGE / CAR PORT 22' 3" x 16' 10" (6.78m x 5.13m)** : Parking for two vehicles. Door to adjoining workshop / garden store.

**WORKSHOP / GARDEN STORE 16' 10" x 6' 6" (5.13m x 1.98m) :**

**THE WORKSHOP :**

**Workshop/Store - Ground Floor 24' 1" x 11' 6" (7.34m x 3.50m)** : Power, light and heating. Store. Front and rear doors.

**Office - First Floor 24' 1" x 11' 6" (7.34m x 3.50m)** : Split into two work rooms. Power and light.

**GARDENS & GROUNDS** : Timber double size storage shed with double doors. Greenhouse. Breeze house for alfresco dining and matching barbecue area. Pond with two feature feeder ponds with water features and central bridge path. Aviary. Feature timber tree house having been converted into a hen coop. Enclosed tennis court.

**TENURE** : Freehold (subject to solicitors' verification).

**SERVICES** : Mains electricity and water are connected (although not tested). Oil fired central heating. Shared private tank drainage. Broadband. Satellite TV.

**VIEWING** : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

**TAX BAND**: E **LOCAL AUTHORITY**: Cheshire East

**DIRECTIONS**: From our offices proceed along West Street turning right into Antrobus Street and left into Mill Street. At the roundabout take the third exit onto Mountbatten Way and continue through the traffic lights to the next roundabout. Turn left onto the A54 towards Buxton, continue for approximately three miles and turn left onto Church Lane. Proceed up the hill and take the first right next to the church onto Manor Park Road. Proceed down the track, turn left over the cattle grid, continue down the driveway and at the fork in the road keep to the right and continue down the drive. Turn left over the second cattle grid, and left at the next fork in the road and proceed down into the yard of the The Old Coach House.

