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The Stables

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

Offers in the Region Of £520,000

- OUTSTANDING GRADE II LISTED COTTAGE
- 3 BEDROOMS
- 3 RECEPTION ROOMS, 2 BATHROOMS
- INTEGRAL GARAGE
- BEAUTIFULLY LANDSCAPED GARDENS
- PICTURESQUE VILLAGE OF NORTH RODE

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR ONLINE PROPERTY TOUR

A truly outstanding Grade II Listed 3 bedroom cottage set in an elevated position with magnificent views towards the Peak District.

The accommodation briefly comprises: entrance hall, separate w.c., lounge, sitting/dining room, kitchen, conservatory, utility with store, three bedrooms, en suite shower room, family bathroom and integral garage. Externally there are 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 Stables.

The accommodation is spacious with a large lounge, sitting/dining room, long kitchen leading to the conservatory and utility with additional store room off. To the first floor there is a master bedroom with an en-suite shower room, second bedroom, large bathroom and a further bedroom/study with stair access from the lounge.

Externally there are beautiful gardens, parking and an attached garage.

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 Stables : Open storm porch with timber door to:



ENTRANCE HALL 16' 1" x 9' 1" (4.90m x 2.77m): Radiator. Doors to lounge and sitting/dining room. Door to cloakroom/w.c.

CLOAKROOM/W.C. : Suite comprising: low flush w.c. and wash hand basin set in vanity unit.

LOUNGE 22' 0" x 17' 10" (6.70m x 5.43m): Beams to ceiling. French doors to patio. Velux roof light. Feature port hole window. Feature brick Inglenook fireplace with inset wood burning stove. Two radiators. Stairs up to bedroom 3/study.

SITTING/DINING ROOM 16' 5" x 14' 1" (5.00m x 4.29m): Two radiators. Double doors to kitchen. Stairs to half landing and main landing.

KITCHEN 25' 10" x 7' 10" (7.87m x 2.39m): Fitted with a range of matching timber and eye level units with tiled splashbacks. Inset one and a half bowl drainer. Radiator. Tiled floor. Space and plumbing for washing machine. Stanley cooker. Steps down to conservatory. Double doors to sitting/dining room.

CONSERVATORY 15' 3" x 11' 10" (4.64m x 3.60m): Tiled floor. Radiator. Double PVCu double glazed doors to patio. Door to utility.

UTILITY 19' 2" x 15' 0" (5.84m x 4.57m): Fitted with a range of high gloss base units and cupboards with laminate surfaces over. Inset single drainer stainless steel sink. Tiled floor. Opening to:

STORE 8' 9" x 6' 8" (2.66m x 2.03m): Fitted with a range of base units with laminate surfaces. Door to understairs cupboard. Double timber door to small storage cupboard.

GARAGE 18' 9" x 12' 0" (5.71m x 3.65m) Internal Measurements: Electric roller access door.

First Floor :

LANDING & HALF LANDING : Leads to principal rooms. Door to cupboard housing factory lagged cylinder.

BEDROOM 1 REAR 12' 3" x 11' 8" (3.73m x 3.55m) plus fitted wardrobe space: Exposed beams. Fitted bedroom suite comprising fully fitted wardrobes, chest of drawers and bedside lockers. Radiator.

EN SUITE SHOWER ROOM 7' 6" x 7' 4" (2.28m x 2.23m): Exposed beams. White suite comprising: low flush w.c., wash hand basin set in vanity unit



and large corner shower enclosure. Fully tiled walls and floor. Chrome heated towel radiator.

BEDROOM 2 FRONT 14' 2" x 7' 4" (4.31m x 2.23m): Exposed beams. Fitted wardrobes.

BATHROOM 9' 1" x 7' 2" (2.77m x 2.18m): Exposed beams. Velux roof light. White suite comprising: low flush w.c., wash hand basin set in vanity unit and panelled bath with telephone mixer shower taps. Laminate floor. Fully tiled walls. White towel radiator.

MEZZANINE BEDROOM 3 / STUDY 18' 7" x 14' 4" (5.66m x 4.37m): Exposed beams. Velux roof light. Eaves storage. Radiator.

Outside :

REAR : Beautiful landscaped gardens.

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.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

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 and The Stables.

