



STEPHENSON BROWNE

**Boundary
Lane,
Congleton**
CW12 3JA

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Offers Over £375,000



DESCRIPTION

Situated on the highly sought-after Boundary Lane in Mossley, this charming three-bedroom detached cottage presents a rare and exclusive opportunity, having never before been offered on the open market. Originally built in 1865, the property is steeped in local history and was once a well-known corner shop named 'Legges'.

Today, the home retains an abundance of character and period features, beautifully blended with comfortable modern living. Set within an easy-to-maintain, south-facing garden, the cottage offers a bright and welcoming setting that is sure to appeal to a wide range of buyers.

Internally, the entrance hall provides access to all ground floor accommodation. The solid oak cottage-style kitchen features traditional quarry tiled flooring, while the spacious open-plan lounge and dining area forms the heart of the home. Here, an inset gas stove sits within a striking stone surround, with a truly special feature being the mantelpiece, crafted from an original roof beam from the property itself. The room offers ample space for dining and benefits from sliding



doors that open out onto the charming rear garden.

Upstairs, the landing is enhanced by a beautiful arched window and leads to three well-proportioned bedrooms, a charming three-piece family bathroom, and a separate modern shower room.

Externally, the property enjoys a wonderful sun trap rear garden designed for low maintenance with paved patio and decorative stone areas, complemented by mature greenery and an array of attractive potted plants. It provides a lovely space to relax and unwind. The property also benefits from an attached garage with internal access from the garden, driveway parking, and an additional space in front of the garage.

A distinctive home rich in history and character, offering a rare chance to acquire a truly special property in a desirable and well-regarded location.



ROOM DESCRIPTIONS

Location:

Mossley is a highly desirable residential area on the edge of Congleton, offering a great balance between town convenience and countryside living. The area is well regarded for its proximity to excellent local schools including Mossley C of E Primary School and Eaton Bank Academy, making it popular with families. Congleton railway station is just a short distance away, providing convenient transport links, while Congleton town centre is within comfortable walking distance for shops, cafés and amenities. The surrounding area also offers lovely countryside walks, with nearby green spaces and scenic routes perfect for enjoying the outdoors. ??

Hallway

12'9" x 7'4" max (1 shape room)

Composite external front entrance door, wood effect flooring, exposed wooden beams, central heating radiator, access to all ground floor accommodation and two storage cupboards, stair access to the first floor accommodation with UPVC double glazed arch window, ceiling light fitting.

Kitchen

12'0" x 9'0"

Solid Oak cottage kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, integrated oven with hob and extractor over, space for a fridge freezer, dishwasher, washing machine and dryer, quarry tiled flooring, exposed wooden beams, central heating radiator, two ceiling light fittings, power points, UPVC double glazed window to the rear elevation with external access door out into the rear garden.

Open Plan Lounge/Dining Room

Lounge Area

13'11" x 10'0"

UPVC double glazed window to the front elevation and sliding patio doors to the rear elevation leading out into the rear garden, feature stone fireplace with inset gas stove and original wooden beam mantel piece, two central heating radiators, plush carpet flooring, two wall light fittings, ceiling light fitting, exposed wooden beams, power points.

Dining Area

12'3" x 10'0"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, plush carpet flooring, exposed wooden beams, power points.

WC

4'0" x 3'7"

Low level WC, hand wash basin with pillar taps, half tiled walls throughout, frosted UPVC double glazed window, central heating radiator, wood effect flooring, exposed wooden beams, ceiling light fitting.

Landing

Providing access to all first floor accommodation, two ceiling light fitting, exposed wooden beams, plush carpet flooring, central heating radiator, access to loft void.



Bedroom One

13'11" x 9'10"

UPVC double glazed window to the front and rear elevation, ceiling light fitting, central heating radiator, plush carpet flooring, exposed wooden beams, power points.

Bedroom Two

12'1" x 9'1"

UPVC double glazed window to the side and rear elevation, ceiling light fitting, central heating radiator, plush carpet flooring, exposed wooden beams, ample power points.

Bedroom Three

11'9" x 6'9"

UPVC double glazed window to the front elevation, ceiling light fitting, exposed wooden beams, plush carpet flooring, central heating radiator, power points.

Bathroom

7'2" x 5'4"

Three piece white suite comprising low level WC, hand wash basin with pillar taps and storage underneath, low level bath with pillar taps, patterned tiled splash back throughout, tile effect flooring, exposed wooden beams, frosted UPVC double glazed window to the side elevation, ceiling light fitting, central heating radiator, extractor fan.

Shower Room

4'10" x 2'9"

Modern shower suite with walk in mains shower with removable shower head, tiled splash back and walls throughout, ceiling spotlights, extractor fan, chrome heated towel rail.

Garage

Electric garage door, power and light, external door access out into the rear garden and UPVC double glazed window to the side elevation.

Externally

To the front of the property is off road parking for one car with additional parking available in the attached garage. Access is available through the garage into the rear garden, mostly paved patio and decorative stone it is an easy maintenance garden surrounded by mature greenery with a south facing aspect.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

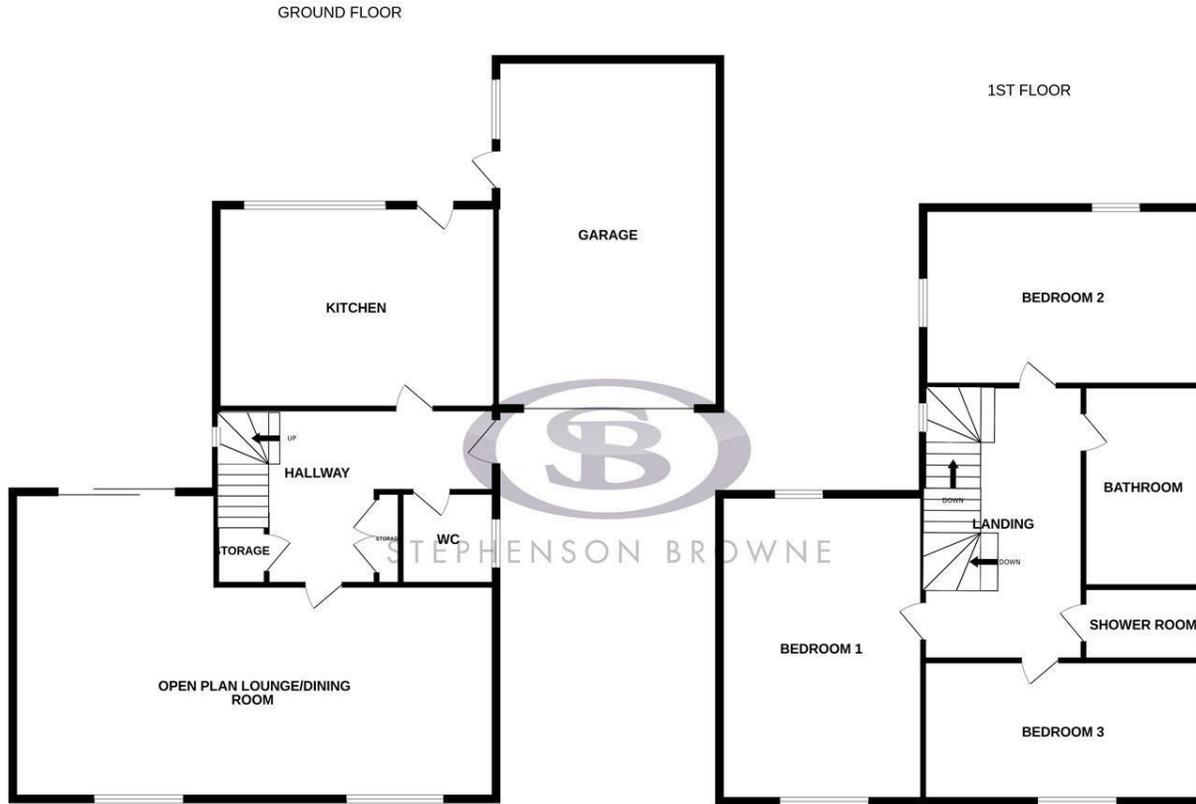
For a FREE valuation please call or e-mail and we will be happy to assist.

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Floorplans



01260 545600

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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