



## The Willows Plant Lane

CW11 3QD

**Guide Price £825,000**



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STEPHENSON BROWNE



Welcome to The Willows at Plant Lane, Moston, Sandbach - a truly stunning cottage with traditional features that exude charm and character. The property is offered for sale with NO ONWARD CHAIN.

Parts of the house date back to the 17th century and it is grade 2 listed, and yet the property is equally modern and welcoming. This detached house provides ample space for comfortable living, with the ground floor briefly comprising of; a beautiful cosy lounge with an inglenook and log burner, a grand dining room, the lovely dining kitchen with panoramic open aspect views, utility room, the fourth bedroom and a downstairs bathroom/en-suite. The second floor boasts three double bedrooms with traditional features, and the modernised bathroom. The property is fantastically unique, oozing an array of traditional features with a modern twist. Over the years the cottage has seen a number of updates and renovations to make it what it is today.

Situated on over 3 acres of land, this property offers a rare opportunity to own a piece of countryside paradise. The grounds include a large formal garden area, an enclosed duck pond, a second pond, an orchard, a wooded field and substantial grass fields that can be used for play or grazing. There is also a large greenhouse and a chicken enclosure.

The multi-functional outbuildings add versatility to the property, allowing for various potential uses. These buildings are currently set-up to accommodate a games room, home office, workshop and storage and in the past some have been used as stables. There is also existing planning permission to convert the outbuilding closest to the house to further accommodation and to link to the main house.

Whether you're looking to escape the hustle and bustle of city life or simply seeking a peaceful retreat, this fantastic home provides the perfect setting. Don't miss out on the chance to own this beautiful farmhouse on the outskirts of Sandbach.





**ACCOMMODATION**

**Lounge**

14'9" x 11'5"

**Dining Room**

16'2" x 14'9"

**Dining Kitchen**

23'1" x 11'4"

**Utility Room**

10'2" x 7'1"

**Bedroom Four**

14'9" x 9'4"

**Shower Room**

7'2" x 6'7"

**FIRST FLOOR**

**Landing**

**Bedroom One**

15'3" x 14'0"

**Bedroom Two**

12'9" x 12'2"

**Bedroom Three**

15'2" x 9'3"

**Bathroom**

11'10" x 4'3"

**OUTSIDE**

**Garage/Games Room**

29'8" x 15'1"

**Home Office**

15'1" x 9'7"

**Barn/Store**

14'9" x 12'3"

**Workshop**

11'9" x 10'8"

**AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

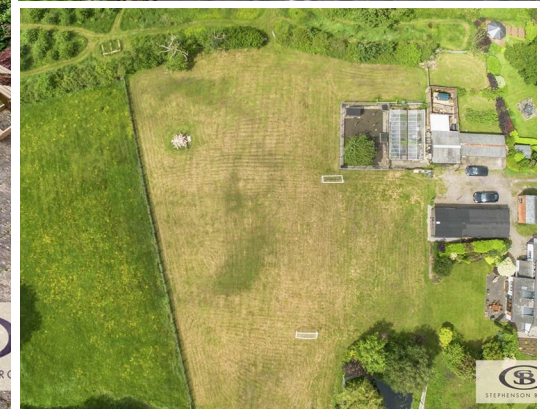




- STUNNING PROPERTY
- OVER 3 ACRES OF LAND
- MULTI-FUNCTIONAL OUTBUILDINGS
- BEAUTIFUL VIEWS
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SEMI-RURAL LIVING
- 10 MINUTES TO SANDBACH TOWN CENTRE
- NO ONWARD CHAIN
- CALL NOW TO ARRANGE YOUR VIEWING

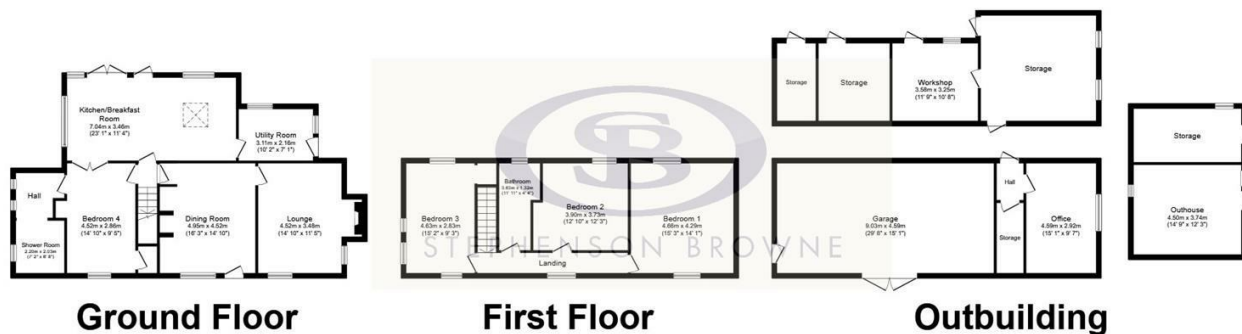








## Floor Plan



Total floor area 277.4 sq.m. (2,986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Area Map



Energy Efficiency Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>62</p> <p>31</p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

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

## Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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