



9 Primitive Street, Mow Cop, Stoke-On-Trent, ST7 3NH

£580,000

- Individual Four-Bedroom Detached Stone-Built Residence
- Inviting Conservatory Overlooking The Gardens
- Generous Grounds With Tranquil Rear Landscaped Gardens Plus a Brick-Built Summer House
- Sought After Semi - Rural Location Of Mow Cop
- Characterful Interiors Featuring Exposed Oak Beams & Traditional Flooring
- Charming Country Kitchen With Solid Granite Worktops & Separate Utility Room
- Two Driveways Providing Ample Parking & Detached Garage / Workshop
- Two Generous Reception Rooms With Open Fire & Log Burner
- Four Double Bedrooms Complemented By Three Beautifully Appointed Bathrooms
- Previous Planning Permission For a Separate Dwelling- Subject To Planning Consents;

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With its handsome stone exterior, individual character and sweeping views across open countryside, this distinctive four-bedroom detached residence offers a setting to savour. Generous living spaces, cosy fires and an established garden create a home equally suited to lively family gatherings and quieter days enjoying the surroundings.



Council Tax Band: E



Exposed oak beams and traditional flooring brings texture and charm to the interiors, where each reception room has its own inviting atmosphere. An open fire makes the lounge/ dining room a welcoming place to come together, while the formal lounge centres around a beautiful log burner. Broad windows draw the landscape into the home, and the conservatory offers another superb place to sit with a morning coffee or watch the seasons change.

The country-style kitchen complements the character of the house, with solid granite worktops providing an attractive and practical finish. A separate utility area keeps everyday household tasks conveniently tucked away along with a handy downstairs WC for your convenience.

Continuing upstairs there are four double bedrooms which offer comfortable accommodation for family and visiting guests, supported by three stylishly appointed bathrooms throughout the home. The generous proportions and adaptable layout also allow space for home working, hobbies or entertaining.

The grounds add another dimension to this special property. Two driveways accommodate several vehicles, along with a detached garage and workshop. The rear gardens provide a peaceful outdoor haven for summer lunches, family time and evenings in the fresh air, whilst a charming brick-built summer house adds to the appeal.

Previous planning permission for a separate dwelling highlights the scope the plot has to offer and this would be subject to obtaining the necessary current permissions and consents.

Within easy reach of both Congleton, Biddulph & Alsager, the property brings together a countryside outlook with access to shops, schools and everyday essentials.

For those seeking a home with personality, space and a memorable setting, this individual residence certainly deserves a closer inspection.

Entrance Porch

Having a UPVC double glazed window to the side of aspect, hardwood door with access into the entrance porch. Radiator. Tiled flooring.
-Access into the family room

Lounge/ Dining Room

19'11" x 11'10"
Having double glazed sliding patio doors with access to the gardens & patio area & a UPVC double glazed window to the front aspect.
Sandstone surround & mantle fireplace housing an open fire.
Exposed Oak beams to the ceiling. Original solid wood flooring.

Sitting Room

18'10" x 11'0"
Having two UPVC double glazed windows to the front aspect & UPVC double glazed French patio doors with access to the conservatory.
Exposed oak beams to the ceiling. Comprising of a multi fuel burner sat on a Stone hearth. Original wood flooring. Two double radiators.

Conservatory

9'3" x9'4"
Having UPVC double glazed windows to the rear and side aspects with open views, UPVC double glazed door r with access to the Yorkshire Stone patio area and lawned Gardens. Tiled flooring. Power and lighting. Double radiator.

Inner Hallway

Having a UPVC double glazed window to the front aspect. Access to the main accommodation, kitchen utility room & WC.
Radiator. Original wood flooring.
Handy storage cupboard under the stairs with lighting.

Utility Room

5'4" x 5'4"
Having a UPVC double glazed window to the front aspect and a composite side entrance door with access to the gardens and driveway.
Comprising of base units with granite worktop over, space and plumbing for washing machine and tumble dryer. Tiled flooring. Radiator.

Downstairs WC

2'11" x 5'5"
Having a UPVC double glazed obscure window to the side aspect.
Comprising of a wall mounted wash hand basin with chrome mixer tap over, WVC with push flush. Wall mounted chrome radiator. Partially tiled walls. Tiled flooring.

Kitchen

13'3" x 11'6"
Having a UPVC double glazed window to the rear aspect
Comprising of a range of bespoke solid wood wall cupboard and base units with granite works surfaces over with matching up stands, incorporating a stainless steel one and half bowl Franke sink k with chrome mixer tap over. Space for a range style cooker and Falcon extractor hood over. Space for American style fridge freezer. Tiled flooring. Exposed Oak beam to the ceiling.

Inner hallway

Stairs to the first floor accommodation and access to the family room/dining room.

First Floor Landing

Having a UPVC double glazed window to the front aspect. Radiator. Access to the loft.

Bedroom Two

9'8" x 11'5"
Having a UPVC double glaze window to the rear aspect with open views of the fields and beyond. Radiator. Handy storage cupboard over the stairs with shelving
Exposed Oak beams to the ceiling.
Access to the En Suite-

En-Suite Shower Room

4'6" x 5'7"
Having a corner shower cubicle , wall mounted wash handbasin with chrome mixer tap over. Chrome radiator. Fully tiled walls and tiled floor flooring.
Recessed downlights. Extractor fan.

Family Bathroom

8'8" x 5'4"
Having a UPVC double glazed window to the front aspect.
Comprising of a three piece suite featuring a panel bath, wall mounted wash handbasin with chrome tap, WC with push flush. Wall mounted chrome radiator.
Partially tiled walls. Tiled floors. Extractor fan. Recessed downlights.

Bedroom Three

8'8" x 11'10" into 10'8"
Having a UPVC double glazed window to the rear aspect with open views.
Radiator.

Bedroom Four

11'10" into 8'6" x 7'7"

Having a UPVC double glazed window to the front aspect.

Double radiator.

Master Bedroom

12'5" x 10'4"

Having a UPVC double glazed window to the rear aspect. Solid wood flooring. Double radiator. Exposed Oak beams to the ceiling.

Access to the En-Suite-

En- Suite Bathroom

5'11" x 11'1"

Comprising of a two piece suite featuring a Jacuzzi style bath, countertop basin sat on a vanity unit.

Chrome radiator. Tiled flooring. Partially tiled walls. Recessed down lights. Extractor fan.

Garage

9'11" x 18'9"

Access to to the workshop-

Workshop

9'11" x 7'6"

Summer House

7'11" x 6'10"

Having two UPVC double glazed windows and a front hard wood door.

Externally

Private gated access to the traditional cobble & Yorkshire stone double driveway with ample parking for several vehicles. Access to the separate garage/workshop & summerhouse.

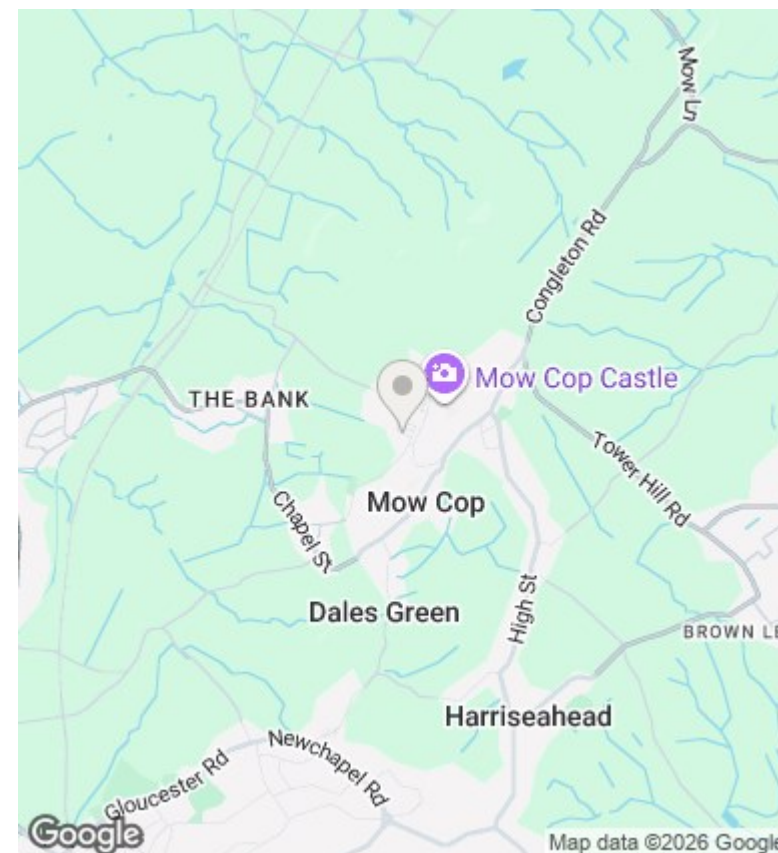
To the rear of the property there is a landscaped lawned garden with an array of mixed plants /shrubbery and mature bushes, generous size laid Yorkshire stone patio area.

AML REGULATIONS

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Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

E

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC