Whittaker & Biggs Est. 1930
Rostons Group







109A Buxton Road, Congleton, CW12 3PH

£525,000

- An Individually Designed Three-Bedroom Detached Property
- Separate Dining Room With Striking Spiral Staircase
- Principal Bedroom Equipped With En-suite Plus A Family Bathroom Serving Bedroom Two
- Wrap Around Mature Gardens & Private Driveway Providing Ample Parking
- Well-Proportioned & Flexible Accommodation Over Three Floors
- Good-Sized Dining Kitchen With Integral Appliances & Defined Dining Area
- Superb Size Garage With Two Offices At The Rear, Ideal For Annexe Potential
- Generous Formal Lounge With Feature Multi Fuel Stove & Exposed Beams
- Separate Utility, Ground Floor Cloakroom & Additional Reception Room/ Bedrooms Three
- Desirable Location With Canal-Side Views & Countryside Walks On Your Doorstep

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A rare individually designed three-bedroom detached residence with a delightful canal side setting adjoining open countryside with flexible accommodation over three floors. including an additional loft room and exceptional ground floor accommodation offering potential for annex accommodation, all within delightful grounds.

This wonderful property presents a rare opportunity to acquire a home in such an individual and picturesque canal side setting.

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Council Tax Band: F





There is an impressive entrance foyer with vaulted ceiling which creates a light-filled introduction to the property plus a convenient ground floor cloaks just off the main entrance.

The main living accommodation includes a generous lounge featuring exposed timber ceilings, beams and an attractive brick fireplace housing a multi-fuel stove.
Adjoining the lounge is an impressive dining room featuring a striking spiral staircase and magnificent full-length aluminium double-glazed window, creating an attractive architectural feature whilst allowing natural light to flood the room and providing delightful views towards the canal.

The dining kitchen is fitted with an extensive range of units and quality Bosch appliances, complemented by an incorporating dining area and spacious separate utility room. An additional reception room/bedroom three offers versatile accommodation and offers direct access to the gardens.

From the garage are two separate office rooms currently utilised as office space and a dining room offering great potential for annex accommodation or a ground floor suite. The accommodation offers tremendous flexibility and further potential, subject to any necessary consents. This arrangement could prove particularly attractive for multi-generational living or those requiring adaptable accommodation.

Occupying a desirable non-estate position on the fringes of Congleton, the property directly adjoins the Macclesfield Canal towpath, providing convenient access to scenic walks and the surrounding countryside. Despite its peaceful setting, Congleton town centre, local amenities, schools and the beautiful Congleton Park are all readily accessible.

To the first floor there are two bedrooms, including a principal bedroom with adjoining dressing room and a second bedroom benefiting from an en-suite shower room. A family bathroom features a quality Fired Earth suite with freestanding roll-top bath.

A space-saving staircase provides access to the substantial loft room, forming the upper level of the accommodation. This impressive and versatile space features a vaulted timber-clad ceiling, exposed beams, roof lights and fitted study areas, making it ideal for use as a home office, library or hobby room.

Throughout the property are numerous individual features, including exposed brickwork, timber-clad ceilings and distinctive architectural detailing. A further notable improvement is the replacement aluminium double-glazed windows, installed in 2026 to various rooms.

Externally, the gardens are undoubtedly one of the property's outstanding features. Extending around the residence, they have been extensively planted over the years to create a wonderful collection of individual garden areas with an almost woodland-style setting. Meandering pathways connect secluded seating areas, stone-paved terraces, mature specimen trees, colourful acers, ornamental shrubs and established bamboo.
An attractive ornamental pond adds further interest, whilst a substantial detached timber log cabin, currently utilised as a home gym, provides an excellent additional facility with potential for alternative uses.

To the rear, the gardens adjoin open fields, enjoying an attractive rural outlook, whilst the neighbouring canal provides a particularly picturesque backdrop. The property is approached through double timber entrance gates onto a sweeping driveway providing generous off-road parking and access to the integral garage.

A truly individual home combining character, generous accommodation and exceptional gardens with the tranquillity of canal side living, whilst remaining conveniently positioned for the amenities of Congleton and direct access to Macclesfield and Leek.

Entrance Foyer
10'11" extending to 18'2" x 9'6"
An impressive entrance foyer featuring hardwood double-glazed full-length windows, allowing an abundance of natural light and providing attractive views towards the adjoining canal. Hardwood entrance door with double-glazed panels, laminate flooring and a feature vaulted ceiling with roof glazing. Radiator and access to the main accommodation, integral garage and ground floor cloakroom.

Ground Floor Cloakroom
Fitted with a low-level WC and wash hand basin. Radiator.

Integral Garage
11'3" x 22'3"
A spacious integral garage having hardwood double-opening doors with inset glazed panels. Partially vaulted ceiling with roof glazing, recessed lighting, electric light and power. Internal access to the entrance foyer. Offering excellent potential for alternative uses, subject to any necessary consents.

Dining Room / Office
13'10" x 11'3"
A versatile reception room currently utilised as a dining room and office space, offering excellent flexibility for a variety of uses. Having recessed LED lighting, fitted bookcases and shelving. Access through to the adjoining office.

Office
7'10" x 11'3"
Having a hardwood double-glazed window and external entrance door providing independent access. Wall-mounted electric heater.

Main House

Dining Room
9'9" x 12'3"
Having hardwood double-glazed full-length windows and door overlooking and providing access to the rear gardens. Wood parquet flooring, radiator, timber-clad ceiling and wall light points.

Lounge
18'10" x 13'9"
An impressive and spacious reception room featuring an exposed brick fireplace with granite hearth, housing a cast-iron multi-fuel stove. Characterful timber-clad ceiling with exposed beams, complemented by newly installed aluminium double-glazed windows and sliding patio doors providing direct access to the side garden. An attractive room enjoying plenty of natural light and views over the gardens.

Dining Room
16'1" extending to 19'10" x 12'2"
A generously proportioned dining room adjoining the lounge, featuring a timber-clad ceiling, radiator and exposed brickwork. An attractive spiral staircase provides access to the upper accommodation, whilst a newly installed full-length aluminium double-glazed window enjoys views towards the adjoining canal.

Dining Kitchen
18'8" x 5'9" extending to 12'5" into the dining ar
Fitted with a range of wood-fronted wall-mounted cupboards and base units with work surfaces over, incorporating a stainless steel single-drainer sink unit with mixer tap.
A range of quality Bosch integrated appliances includes a double oven and combination grill, separate combination microwave oven and five-ring gas hob with matching stainless steel chimney-style extractor hood.
Further features include glazed display cabinetry, inset fridge, tiled splashbacks, tiled flooring, radiator and recessed LED downlights. A partially vaulted ceiling incorporating roof glazing allows additional natural light, complemented by newly installed aluminium double-glazed windows.

An open archway leads through to the adjoining dining area, providing space for a dining table and having fitted display cabinetry and shelving. Access through to the utility room.

Utility Room

19'7" x 12'2" including built in cupboards

A spacious and practical utility room fitted with a range of base and wall units with solid oak work surfaces over, incorporating an inset Franke stainless steel sink unit. Plumbing for a dishwasher and space for a freestanding fridge freezer.

Having newly installed aluminium double-glazed windows, tiled flooring, radiator, timber access door and useful built-in storage cupboards.

First Floor Accommodation

Landing

An attractive landing featuring a newly installed full-length aluminium double-glazed window providing views towards the adjoining canal. Timber-clad ceiling with recessed lighting and a built-in storage cupboard. Access to the bedrooms and bathroom.

Open landing Study

10'2" x 8'1"

Having a newly installed aluminium double-glazed window to the side aspect, radiator and a space-saving staircase providing access to the loft room. Internal window overlooking the landing.

Loft Room

24'0" x 13'7"

An impressive and particularly versatile room featuring a vaulted, timber-clad ceiling with exposed beams and roof lights, creating a light and characterful space.

Newly installed aluminium double-glazed windows to either end, radiators and fitted desk areas, including a twin workstation. Built-in storage cupboards and additional shelving provide excellent storage facilities. Electric light and power.

This substantial room offers excellent flexibility for use as a home office, studio or hobby room.

Family Bathroom

5'10" x 9'1"

Fitted with a quality Fired Earth bathroom suite comprising a low-level WC, wash hand basin and freestanding roll-top bath with traditional-style chrome mixer tap and shower attachment.

Complemented by tiled walls, tiled flooring and radiator.

Bedroom One

12'3" x 13'8"

A spacious double bedroom having a newly installed aluminium double-glazed window enjoying attractive views across the gardens and adjoining fields. Timber-clad ceiling, radiator and wall light points. Door providing access to the adjoining dressing room.

Dressing Room

13'7" x 6'5"

A useful adjoining dressing room featuring a vaulted timber-clad ceiling with roof light, allowing natural light into the room. Additional storage is provided within the eaves.

Bedroom Two

9'5" x 12'2"

A double bedroom having fitted wardrobes and newly installed aluminium double-glazed windows to both the front and side aspects, providing an attractive dual aspect. Timber-clad ceiling, radiator and wall light point. Access to the en-suite shower room.







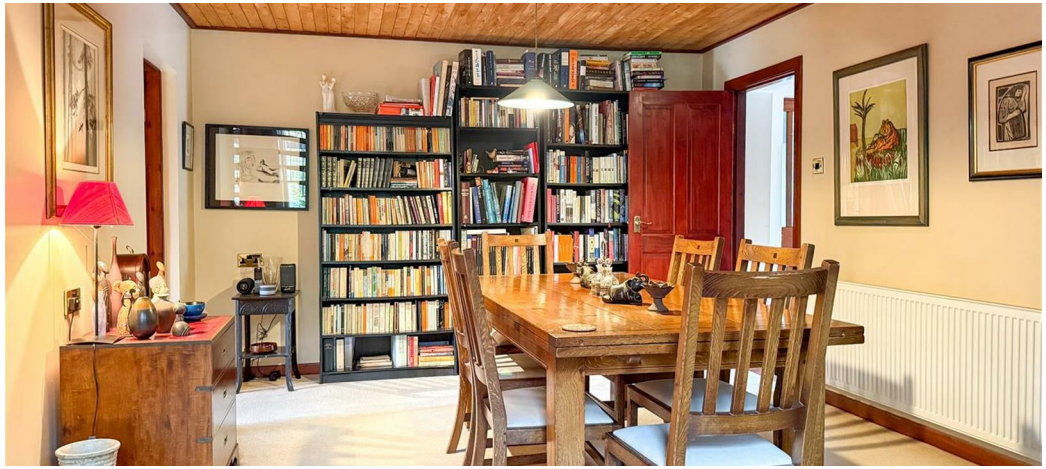


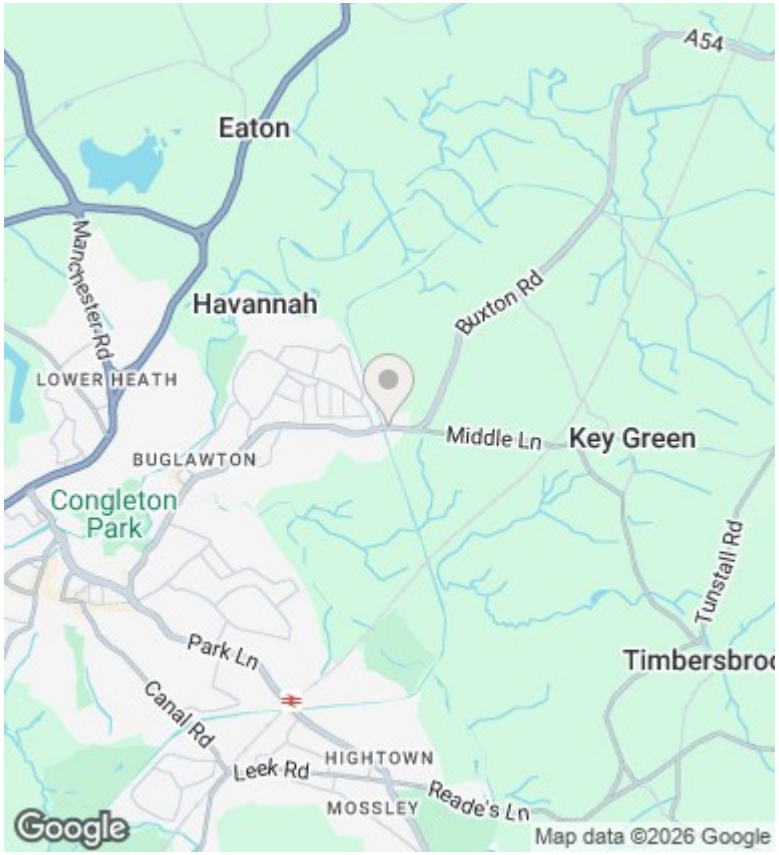












Directions

Viewings

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

Council Tax Band

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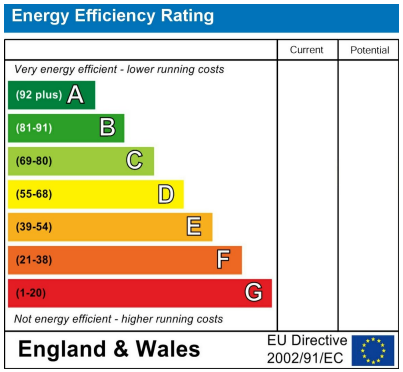


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