



Holmlea Holmes Chapel Road, Somerford, Congleton, CW12 4SP

£650,000

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A rare opportunity to acquire an original 1930s detached bungalow of exceptional proportions, thoughtfully extended over the years to create a substantial and versatile home, occupying a wonderful non-estate position on Holmes Chapel Road, Somerford, set within approximately 2.42 acres, in total of formal gardens, productive vegetable gardens, potential building plot and delightful adjoining woodland.

This impressive home provides remarkably spacious and well-balanced accommodation, making it ideally suited to a range of buyers, from those seeking generous single-storey living through to purchasers looking for a substantial family home with scope to further enhance.



Council Tax Band: F



Entrance Hall

17'4" x 7'9" reducing to 3'10"

Having a composite front entrance door with etched glazed panelling. Oak veneered wood flooring, radiator, coving to ceiling.

Inner Hallway

12'5" x 5'2"

Radiator, coving and recessed lighting to ceiling, continuous oak flooring.

Breakfast kitchen

17'6" x 12'4"

Having a range of solid wood bespoke handcrafted units with oak worksurface over having incorporating kitchen island with split level worktop providing seating for four people, double ceramic Belfast style sink with deck mounted mixer tap. Inset chimney recessed housing Rayburn cooker also servicing the hot water and heating system Rayburn 480 installed in 2020, oil fired. Plumbing for washing machine, space for fridge and separate freezer. bespoke matching pantry store with bifold doors and solid pine internal cabinetry. Tiled floor, UPVC double glazed windows to the rear aspect, feature full length glazed window, composite side entrance door, tiled floor. Radiator.

Lounge

19'5" x 11'5"

Having dual aspect UPVC windows to the rear side. UPVC French doors giving access onto the timber decked patio and pergola. Continuous oak veneered wood flooring, feature fireplace having exposed brickwork set within a timber surround and set upon a tiled hearth. Coving to ceiling and wall light points.

Dining Room

12'11" x 18'2"

Having recess LED lighting and coving to ceiling, wall light points, continuous oak veneered wood flooring. Radiators, UPVC double glazed French doors giving access out onto the gardens with full length glazed panelling. Feature cast-iron wood burning stove set upon a slate tiled hearth with built-in solid oak glazed display units to each recess.

Bedroom One

19'0" x 10'11" extending to 13'10"

Having a UPVC double glazed box bay window to the front aspect, UPVC double glaze window to the side aspect. Walk in wardrobe with fixed rails and shelving, access to loft space. Radiator.

Bedroom Two

13'10" x 12'10" into bay

Having a UPVC double glazed walk bay window to the front aspect, radiators, UPVC double glaze window to the side aspect.

Bedroom Three

10'10" x 12'11" into the bay

Having a UPVC double glazed walk in the window to the front aspect, radiator, picture rail.

Bedroom Four

12'4" x 8'1"

Having a UPVC double glazed window to the front aspect, radiator, continuous oak veneered wood flooring.

Shower Room

8'10" x 5'9"

Having an enclosed shower cubicle with electric shower in fully tiled area. WC washbasin set in vanity storage unit. Half tiled walls, UPVC double glazed obscured window to the side aspect, slate effect tiled flooring, radiator. Recessed LED lighting and coving to ceiling. Built in store cupboard with shelving.

En- Suite Bathroom

6'10" x 7'10"

Having a tiled panelled bath with Triton electric shower over and bifold shower screen, WC and pedestal wash hand basin. Fully tiled walls with extractor fan and UPVC glaze obscured window to the side aspect. Shaver point, radiator, tiled floor and coving to the ceiling.

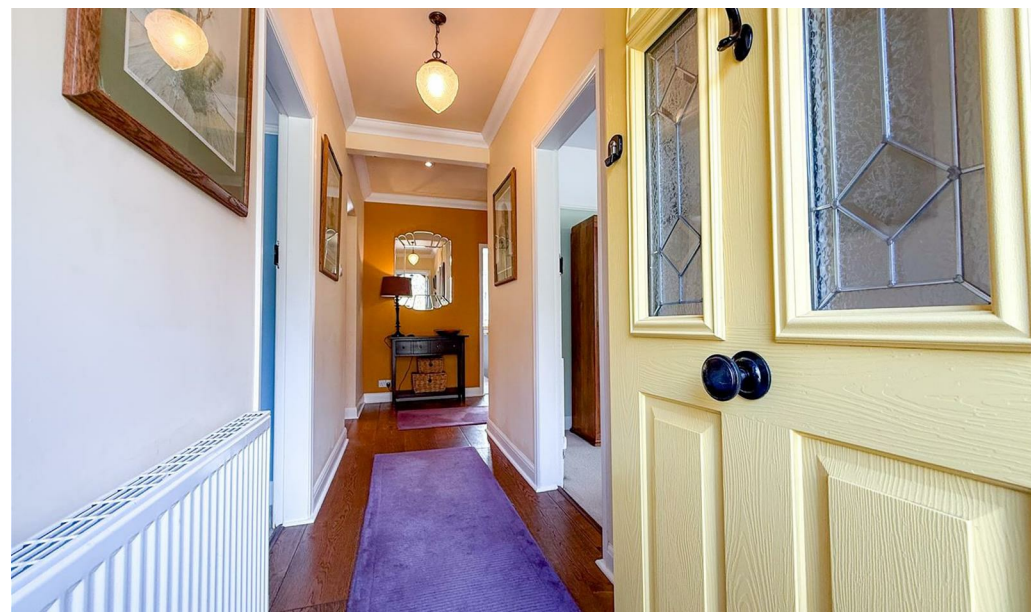
Loft Space

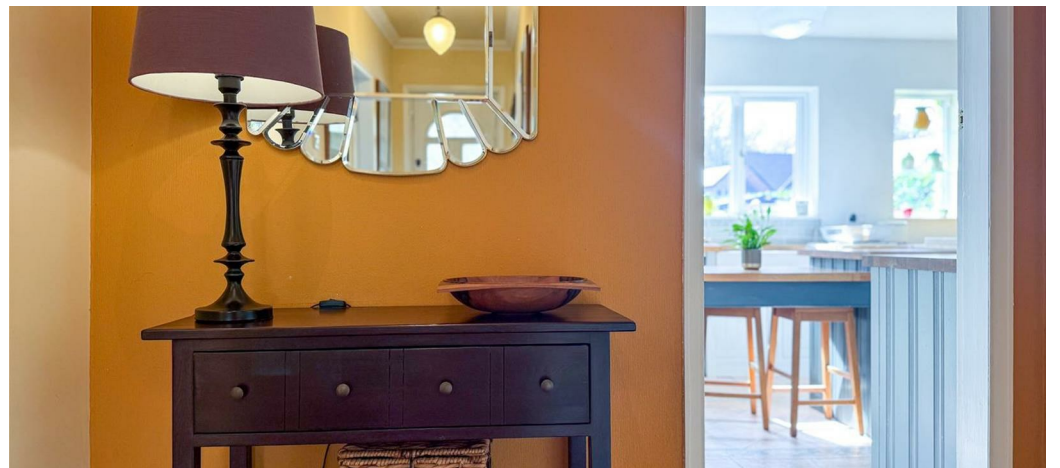
26'10" x 9'2"

Loft space 8.20 m wall to wall measurement by 2.80m electric light and power, twin skylights. Access to an internal loft giving access through to the main loft measuring 8.08 m x 5.70 measured to roof void. Solar panels installed in 2012 4kw.

Garage/Workshop

Timber shed and greenhouse with electric





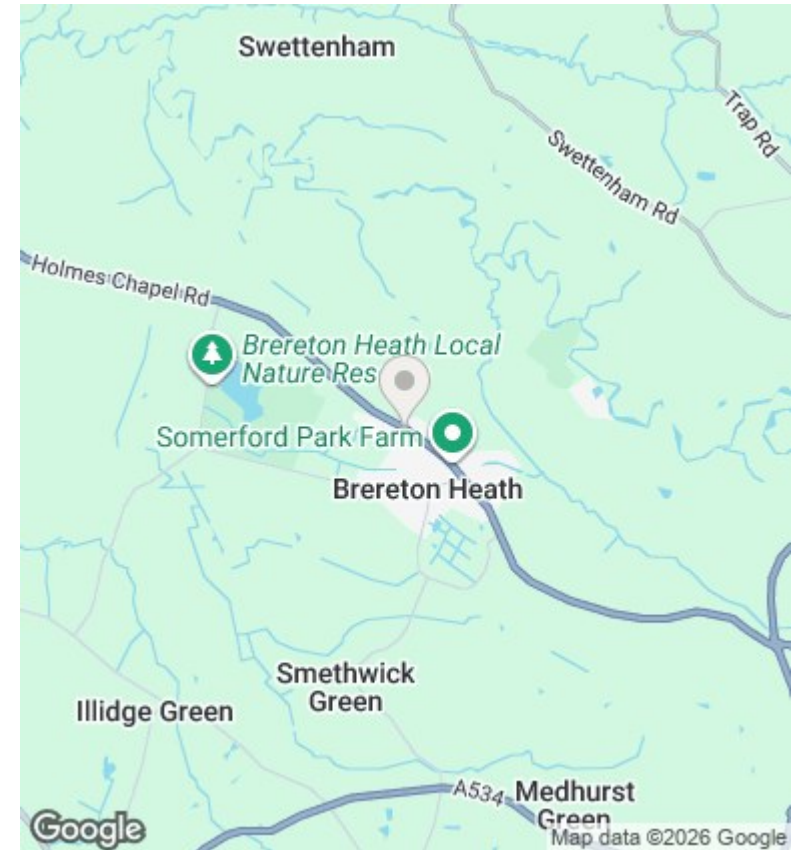
Directions

Viewings

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

Council Tax Band

F



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