



## 26 High Street

Mow Cop, ST7 3NZ

**Price £375,000**



Here at Carters, we are delighted to welcome to the market this stunning four-bedroom detached property, set in an elevated position with breathtaking far-reaching views across the Cheshire countryside. Situated within the highly desirable village of Mow Cop and just a short walk from the iconic Mow Cop Castle, this beautifully presented home offers spacious family living in a truly picturesque setting.

Upon entering, the property welcomes you with a bright entrance hallway leading through to a generous lounge which opens seamlessly into the dining area, creating an ideal space for both relaxing and entertaining. The ground floor also benefits from a well-appointed fitted kitchen and a separate utility room for added practicality.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom complete with a dressing room. The accommodation is further enhanced by a newly installed luxurious family bathroom finished to a high standard.

Externally, the property enjoys an attractive frontage with a generous driveway providing off-road parking for up to three vehicles, complemented by a delightful variety of seasonal plants and shrubs.

To the rear is a stunning south-east-facing garden, recently renovated to create a peaceful and private outdoor retreat. Beautifully maintained and partly enclosed by a charming historic stone wall, the garden features a well-kept lawn, mature planting, colourful flowers, and two attractive Indian stone patio areas perfect for outdoor dining and entertaining.

A pergola provides an inviting seating area, while the flat, secure garden benefits from a private aspect and is not overlooked. Additional features include gated side access and an outside tap.

Situated within the charming village of Mow Cop, renowned for its scenic countryside walks, panoramic views, and rich local history, this exceptional home offers the perfect balance of rural tranquillity and everyday convenience.

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## Entrance Hallway

Composite double glazed entrance door to the front elevation.

Coving to the ceiling. Dado rail. Radiator.

## Living Room

13'3" x 13'1" (4.06 x 3.99)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Feature ceiling rose. Gas fire with an attractive surround. Feature wall lighting. Under stairs storage cupboard. Radiator.

Archway to the dining room.

## Dining Room

10'11" x 9'6" (3.34 x 2.91)

UPVC double glazed sliding patio doors leading to the garden.

Coving to the ceiling. Feature ceiling rose. Radiator.

## Kitchen

15'3" x 10'11" (4.66 x 3.33)

Two UPVC double glazed windows to the rear elevation.

Fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Coving to the ceiling. Composite resin sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob. Built in extractor hood. Space for a fridge freezer. Space and plumbing for a dishwasher. Partially tiled walls. Radiator. Tiled flooring.

## Utility Room

UPVC double glazed entrance door to the side elevation.

Fitted wall units. Laminate work surfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Tiled flooring.

## W.C

UPVC double glazed window to the front elevation.

Wall mounted wash hand basin. Mid level w.c. Radiator. Partially tiled walls. Tiled flooring.

## Stairs and Landing

Dado rail. Airing cupboard having a newly installed water tank. Access to the fully boarded loft space.

## Bedroom One

10'7" x 10'1" (3.24 x 3.08)

UPVC double glazed window to the front elevation.

Fitted wardrobes. Feature wall with paneling. Feature wall lighting. Radiator. Laminate flooring.

## Walk in wardrobe

UPVC double glazed window to the front.

Fitted drawer units, shelving and clothes rails.

## Bedroom Two

11'5" x 9'7" (3.5 x 2.94)

UPVC double glazed window to the rear.

Radiator.

## Bedroom Three

13'11" x 7'6" (4.26 x 2.3)

UPVC double glazed window to the front elevation.

Radiator.

## Bedroom Four

10'0" x 7'9" (3.07 x 2.38)

UPVC double glazed window to the rear elevation.

Radiator. Fitted shelving. Loft access.

## Family Bathroom

UPVC double glazed window to the rear elevation.

Newly fitted luxurious family bathroom suite comprising of; a panel bath with a wall mounted shower over, vanity basin unit with storage under and a recessed w.c. Aqua paneling to the walls. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Feature wall paneling with a dado rail. Mirror fronted storage cabinet. Fitted storage cabinet. Vinyl flooring.

## Garage

Up and over garage door to the front elevation.

Power and lighting.

## Externally

Positioned in a sought-after rural and elevated setting, the property enjoys far-reaching countryside views and an attractive frontage with a generous driveway providing off-road parking for up to three vehicles. A delightful selection of seasonal plants and shrubs further enhances the approach to the home.

To the rear, the property boasts a beautifully maintained south-east-facing garden designed to offer both privacy and enjoyment throughout the seasons. Enclosed in part by a charming historic stone wall, the garden features an array of mature plants, shrubs, and colourful flowers, alongside a well-kept lawn and two attractive Indian stone patio areas ideal for outdoor dining and entertaining.

A pergola creates a wonderful seating area, while the flat and secure garden benefits from not being overlooked, providing a

peaceful and private outdoor retreat. Additional features include an outside tap and gated side access leading to the front of the property.

## Additional Information

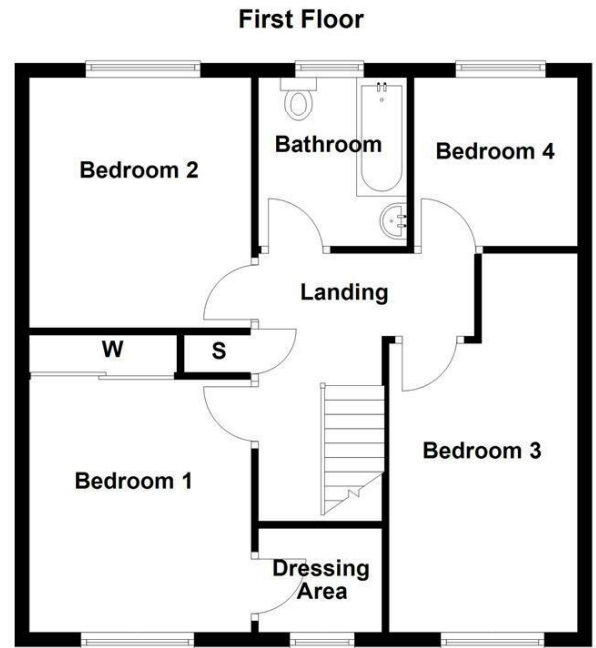
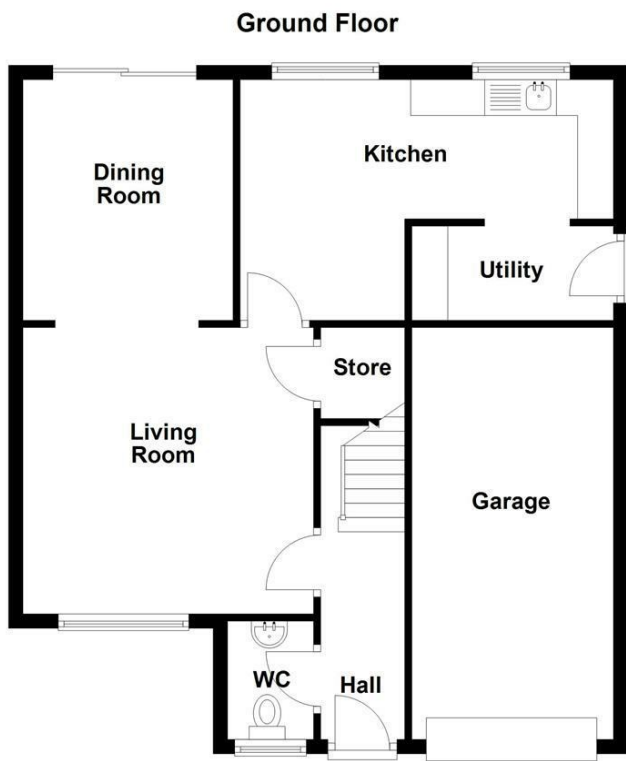
Freehold. Council Tax Band D.

Total Floor Area: 1119 Square Foot / 104 Square Meters.

## Disclaimer

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Tel: 01782 470391



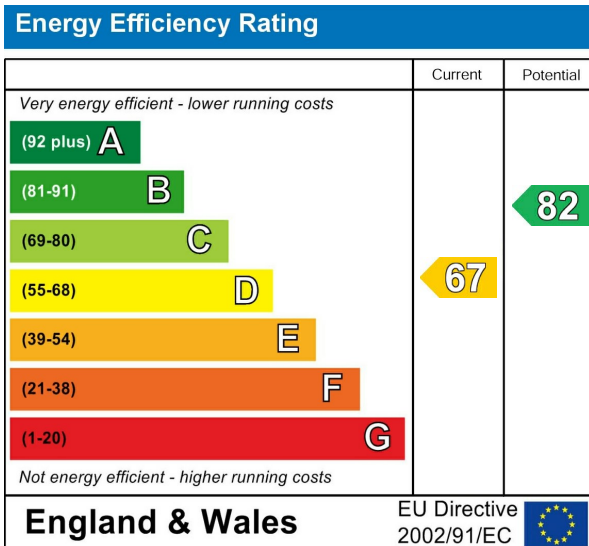
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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