

Overlands Cherry Lane Congleton Cheshire CW12 3QU



Energy Performance Certificate		HM Government	
Overlands, Cherry Lane, CONGLETON, CW12 3QU			
Dwelling type:	Detached bungalow	Reference number:	8296-7423-6380-6876-6922
Date of assessment:	28 July 2018	Type of assessment:	RdSAP existing dwelling
Date of certificate:	30 July 2018	Total floor area:	242 sq ft
Use this document to:			
* Compare current ratings of properties to see which properties are more energy efficient			
* Find out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years	£ 9,785	Over 3 years you could save	£ 6,003
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 477 over 3 years	£ 333 over 3 years	You could save £ 6,003 over 3 years
Heating	£ 8,427 over 3 years	£ 3,270 over 3 years	
Hot Water	£ 861 over 3 years	£ 276 over 3 years	
Totals	£ 9,785	£ 3,742	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances, the TV, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
	Current	Potential	The graph shows the current energy efficiency of your home.
	D	C-	The higher the rating the lower your fuel bills are likely to be.
			The potential rating shows the effect of undertaking the recommendations on page 3.
			The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
			The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1 Increase loft insulation to 270 mm	£100 - £300	£ 225	
2 Room-in-roof insulation	£1,500 - £2,100	£ 2,076	
3 Cavity wall insulation	£600 - £1,200	£ 614	
See page 3 for a full list of recommendations for this property.			
If you'd like more advice on recommended measures and other energy saving options you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.			

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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Overlands (Llamaland)
Cherry Lane, Congleton, Cheshire
CW12 3QU

Selling Price: £950,000

- DETACHED FAMILY HOME WITH EQUESTRIAN FACILITIES & GROUNDS OF APPROX 8.5 ACRES
- 4 BEDROOMS, 2 RECEPTIONS, 2 BATHROOMS
- HEATED SWIMMING POOL HOUSE & SAUNA
- NUMEROUS STABLES FOR UP TO 12 HORSES
- AUTOMATED GATED ENTRANCE
- PRIVATE & FORMAL GARDENS ENJOYING SOME SPECTACULAR SUNSETS
- SOUGHT AFTER RURAL TIMBERSBROOK AREA - CLOSE TO CONGLETON
- MINUTES DRIVE FROM CONGLETON RAILWAY STATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR NEW INTERACTIVE 360 VIRTUAL TOUR

Looking for spectacular views both far and wide? OVERLANDS or more affectionately known locally as 'LLamaland' is a wonderfully positioned detached family home developed by the famous Mr Pedley, a well renowned builder of some repute. It sits in a fantastic location in Timbersbrook, an area of outstanding natural beauty, complemented with equestrian facilities, grounds and grazing which totals 8.5 acres or thereabouts. Discreet superb approach and glorious views. SWIMMING POOL HOUSE AND SAUNA. Numerous stables.

A place in the country, located in the heart of Cheshire within the stunningly picturesque rural locality of Timbersbrook, surrounded by countryside, extensive views across meadowland with panoramic views over the Cheshire Plain and on a clear day as far as the Welsh Mountains. Positioned close to Bosley Cloud, a prominent hill owned by the National Trust, popular with ramblers and local folk who, once at its pinnacle, enjoy the breathtaking, far reaching views over adjoining counties. The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as is the well known walking route of the 'Gritstone Trail' nearby and the Biddulph Valley Way bridle path.

Practically the towns of Macclesfield and Congleton are within 9 miles and 3 miles respectively, with Manchester Airport some 15 miles away offering flights to worldwide destinations. The main town of Macclesfield, is offered with its mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants. Equally the charming market town of Congleton is blessed with a thriving range of facilities, boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

Locally, the village of Mossley is just a short journey down Reades Lane and provides a wide range of amenities including great pubs, a chip shop, chemist, post office, hairdressers, newsagents etc. Mossley is also home to the bustling train station giving access to both north and south. London Euston can be reached

within two hours. Manchester Airport can be reached within 35 minutes. Schools in both public and state sector are readily accessible and a wide range of leisure facilities such as golf clubs, shooting clubs and equestrian facilities are nearby.

Overlands is set back from the road behind an automated gated entrance and approached by a long sweeping driveway, with the formal grounds being a hugely attractive asset to this tremendous discerning residence. The huge separate POOL HOUSE with sauna is immediately adjacent to the main house and with some clever thought could be linked, making an early morning dip a regular start to the day.

The ground floor offers an impressive hallway, with feature staircase, with a selection of doors and openings leading to the principal rooms, namely the dining room with views over the front gardens, and the main sitting room with quite literally breathtaking views over the Cheshire Plain and the large family dining kitchen having an oil fired range cooker. From the opposite end of the property are the two principal bedrooms and the main family bathroom.

The first floor is accessed via a delightful wrought iron staircase where you will find two double bedrooms and bathroom. Plus there is a store room with secret door which opens to stairs, taking you down into the attached garage.

Land

The land is all within secure boundary fencing and dry stone walls and extends to approximately 8.5 acres of good grazing and mowable land. Useful access to the land is found directly from the curtilage of the property and a secondary access is provided off Tunstall Road too. There are also numerous stables to cater for up to 12 horses.

Outside, as befits a residence of such calibre and as mentioned above, are the private and formal gardens, which will only truly be appreciated with the undertaking of a viewing, and by viewing our ONLINE VIDEO TOUR.

There is an extensive driveway which allows parking for numerous vehicles, motor home, caravans, trailers, horse boxes etc.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE PORCH : Composite panelled door with double glazed upper panel and matching side panels. Double panel central heating radiator. 13 Amp power points.

ENTRANCE HALL 17' 11" x 10' 11" (5.470m x 3.326m): Two double panel central heating radiators. 13 Amp power points. Exposed oak beams to ceiling. Spiral staircase to first floor.

LOUNGE 23' 10" x 17' 10" (7.265m x 5.423m): Double glazed bay window to front aspect. Two double panel central heating radiators. Huge exposed brick Inglenook fireplace with open coal fire with oak mantel over. 13 Amp power points. Television aerial point.

DINING ROOM 18' 0" x 11' 9" (5.487m x 3.574m): Feature double glazed window to front aspect. Two radiators. 13 Amp power points.

KITCHEN 20' 5" x 17' 9" (6.233m x 5.410m): Two double glazed windows to front aspect. Range of oak fronted base and wall mounted units. Integrated oven and hob with extractor hood. Aga range cooker which provides cooking facilities and serves as the oil fired central heating boiler. Wine rack. Integrated fridge freezer and integrated dishwasher. Sink and drainer unit. 13 Amp power points. Space and plumbing for washing machine and space for tumble dryer. PVCu double glazed door to side aspect.

BATHROOM 9' 0" x 8' 9" (2.751m x 2.676m): PVCu double glazed window. Double panel central heating radiator. Suite comprising: low level w.c., pedestal wash hand basin, shower cubicle with mains fed shower and panelled corner spa bath. Fully tiled walls and floor.

BEDROOM 1 REAR 17' 6" x 9' 0" (5.333m x 2.751m): Double glazed window to rear aspect. Double panel central heating radiator. Built in bedroom furniture. 13 Amp power points.

BEDROOM 2 REAR 15' 1" x 13' 6" (4.597m x 4.114m): Double glazed window to rear aspect. Double panel central heating radiator. Built in bedroom furniture. 13 Amp power points

STAIRS AND LANDING : Built in storage.

BEDROOM 3 FRONT 13' 11" x 13' 0" (4.236m x 3.970m): PVCu double glazed window to rear aspect and PVCu double glazed eyebrow window to front aspect. Two double panel central heating radiators. Built in storage. 13 Amp power points.

WALK IN WARDROBE : Built in storage. Stairs down to garage. Door to walk in roof space.

BATHROOM : PVCu double glazed window to rear aspect. Double panel central heating radiator. Suite comprising: low level w.c., wash hand basin and panelled bath. Fully tiled walls.

BEDROOM 4/OFFICE REAR 15' 4" x 13' 11" (4.671m x 4.241m): Dormer style double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

Outside :

FRONT : Lawned gardens with large pond water feature. A sweeping driveway leads to the property with roundabout. Stone steps lead to the front entrance with an extensive crazy paved terrace making an ideal outside seating area whilst enjoying far reaching views to Congleton Edge and beyond to the Cheshire Plain.

LAND : The land is all within secure boundary fencing and dry stone walls and extends to approximately 8.5 acres of good grazing and mowable land. Useful access to the land is found directly from the curtilage of the property and a secondary access is provided off Tunstall Road too. There are also numerous stables to cater for up to 12 horses.

INTEGRAL GARAGE 17' 11" x 12' 3" (5.464m x 3.727m) **Internal Measurements:** Electric roller shutter door. Separate w.c. with double glazed window, power and light.

DETACHED POOL HOUSE 40' 1" x 24' 9" (12.206m x 7.540m) **max:** Pool Measurements: 28ft x 15ft. Sauna. W.C. Tiled bar/gym area. Pool heated via an air source heat pump.

SERVICES : Mains electricity and water are connected (although not tested). Oil fired central heating. Drainage via a septic tank.

TENURE : Freehold (subject to solicitors' verification).

VIEWING : Strictly by appointment through joint selling agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East

TAX BAND: G

DIRECTIONS: From our office proceed along West Street, bear right onto Antrobus Street then left onto Mill Street. Upon reaching the roundabout take the third exit onto Mountbatten Way, continue straight across the traffic lights and upon reaching the next roundabout take the second exit onto Park Lane. Continue along Park Lane into Mossley and upon reaching the traffic lights turn left into Reades Lane. Continue along, passing the turning to the Coach and Horses public house (Under Rainow Road) and then take the next right onto Cherry Lane where the property will be found on the left hand side.

