

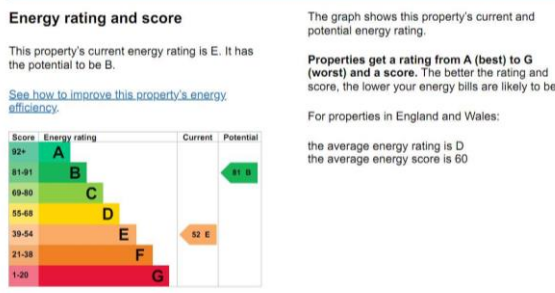


### Energy performance certificate (EPC)

Yew Tree Farm Buxton Road CONGLETON CW12 3PG	Energy rating <b>E</b>	Valid until: 15 May 2033 Certificate number: 9468-3026-6205-5187-7204
---	---------------------------	--

Property type	Detached house
Total floor area	253 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).



2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Fax: 01260 299280  
Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**Yew Tree Farm, Buxton Road,**  
Congleton, Cheshire CW12 3PG

**Selling Price: £1,100,000**

- MAGNIFICENT PERIOD EQUESTRIAN HOME
- 6 BEDROOMS & 2 BATHROOMS
- 4 RECEPTION ROOMS INCLUDING GALLERIED DRAWING ROOM
- FITTED FARMHOUSE STYLE KITCHEN WITH PANTRY
- ABOUT 3000 FT<sup>2</sup> SET IN APPORXIMATLEY 5 ACRES
- OUTBUILDINGS INCLUDING STABLES, STORAGE & WORKSHOP
- 50M x 30M MENAGE
- OUTSKIRTS OF CONGLETON & ITS AMENITIES



## FOR SALE BY PRIVATE TREATY (Subject to contract)

Don't delay in viewing this real gem being about 3,000 FT<sup>2</sup> (277.5m<sup>2</sup>), 6 bedrooms and set in approximately 5 acres (2.023 ha).

A well-located equestrian property being just on the outskirts of Congleton. Convenient for all amenities, this attractive period home is set behind a large lawn garden and high conifer hedge with sweeping beech-hedged, electrically gated access driveway.

The property has double glazing, gas fired central heating and comprises hall, library/reading area, snug/sitting room, fitted breakfast kitchen, pantry, dining room, drawing room (being overlooked by galleried landing), large conservatory, study, utility room and W.C.

At first floor level off the landing are five bedrooms and two bath/shower rooms.

At second floor level there is a dressing room landing with bedroom 6 off.

A magnificent dwelling which may be particular to those with equestrian interests.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Front door to:

**HALL/LIBRARY 19' 9" x 8' 0" (6.02m x 2.44m) :** Stairs. Radiator. Doors to various rooms opening up to library/reading area. Access to cellar (no steps).

**SNUG 14' 10" x 12' 0" (4.52m x 3.65m) into Inglenook :** Double glazed window. Exposed beams. Large Inglenook fireplace with inset cast iron wood burner. Radiator. 13 Amp power points. TV point. Door to:

**REAR PORCH :** Double glazed door to outside.

**DINING KITCHEN 14' 8" x 19' 1" (4.47m x 5.81m) max :** Double glazed windows to front and rear aspects. Exposed beams to ceiling. Traditional in keeping farmhouse style kitchen with timber preparation surfaces. 1.5 sink bowl with mixer tap. 5 ring gas hob with extractor over. Split level double oven. Space for microwave with coffee machine. Space for large fridge freezer. Radiator. 13 Amp power points. Tiled floor.

**PANTRY 4' 7" x 5' 4" (1.40m x 1.62m) :** Double glazed window to rear aspect. Shelving. Radiator. Door to access outside rear.

**DINING ROOM 12' 6" x 9' 7" (3.81m x 2.92m) :** Double glazed windows to front and rear aspects. Exposed beams. Radiator. 13 Amp power points.

**DRAWING ROOM 20' 9" x 12' 6" (6.32m x 3.81m) :** Double glazed windows. Feature open plan galleried landing. Three radiators. 13 Amp power points. TV point. Door to conservatory.

**CONSERVATORY 15' 6" x 17' 3" (4.72m x 5.25m) :** PVCu double glazed double doors to rear patio. Tiled floor.

**STUDY 8' 9" x 7' 4" (2.66m x 2.23m) :** Double glazed window to rear aspect. Exposed beams. Radiator. 13 Amp power points.

**UTILITY 12' 8" x 12' 2" (3.86m x 3.71m) max :** Double glazed window to front aspect. Door to outside rear. Exposed beams. Base units with large stainless steel sink unit inset with mixer tap. Timber preparation surface. Space below for a washing machine and another appliance. Radiator. Tiled floor. Door to:

**W.C. 6' 6" x 4' 0" (1.98m x 1.22m) :** Double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin. Radiator. Tiled floor.

**First Floor :**

**LANDING :** Double glazed window to front aspect. Stairs to second floor. Doors to Bedroom 3, 4, 5 and bathroom. Walk-in airing cupboard with pressurised cylinder. Door to:

**GALLERIED LANDING :** Two feature port hole windows to front aspect.

**BEDROOM 1 13' 0" x 12' 3" (3.96m x 3.73m) :** Double glazed windows to front and side aspects. Beams to ceiling. Radiator. 13 Amp power points.

**SHOWER ROOM 7' 4" x 6' 4" (2.23m x 1.93m) :** Double glazed window to rear aspect. White suite comprising: low level W.C., large shower enclosure, wash hand basin. Partly tiled walls. Chrome centrally heated towel radiator. Tiled floor.

**BEDROOM 2 9' 10" x 9' 2" (2.99m x 2.79m) :** Double glazed window to rear aspect. Exposed beams. Radiator. 13 Amp power points.

**BEDROOM 3 17' 4" x 13' 1" (5.28m x 3.98m) :** Double glazed window to rear aspect. Exposed beams. Radiator. 13 Amp power points.

**BEDROOM 4 14' 10" x 12' 0" (4.52m x 3.65m) :** Double glazed window to side aspect. Exposed beams. Radiator. 13 Amp power points.

**BEDROOM 5 7' 6" x 8' 5" (2.28m x 2.56m) :** Double glazed window to side aspect. Exposed beams. Radiator. 13 Amp power points.

**BATHROOM 9' 6" x 7' 3" (2.89m x 2.21m) :** Double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin, claw-footed bath with mixer telephone shower tap, large shower enclosure. Partly tiled walls. Chrome centrally heated towel radiator.

**Second Floor :**

**DRESSING ROOM :** Double glazed window to front aspect. Exposed beams. One single power point. Door to:

**BEDROOM 6 11' 11" x 9' 6" (3.63m x 2.89m) plus eaves either side of room :** Double glazed window to rear aspect. Exposed beams. Radiator. 13 Amp power points.

**Outside :**

**FRONT :** Entrance drive divided with access to outbuildings and menage with electric gates to the house. Extensive parking and large lawn with mature hedge bordering to the road. Large timber store.

**REAR :** Patio and lawn enclosed by fencing beyond which are various sized paddocks and access to horse yard area with parking for trailers and horse boxes. Collecting ring and concrete walled manure tip area. "L" shaped stabling to inside, storage and menage (50m x 30m) with sand and fibre mix surface, fenced and LED flood lighting.

**STABLING :** Present layout: Five horse stables, hay storage, tack room and workshop. Power, light and water.

**TENURE :** Freehold (subject to solicitor's verification).

**SERVICES :** All mains services are connected (although not tested).

**VIEWING :** Strictly by appointment through sole selling agent, **TIMOTHY A BROWN.**

**TAX BAND:** F

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV CW12 3PG

