



1905_127761 Energy performance certificate (EPC) - Private energy certificate - 10/1/2024

Energy performance certificate (EPC)

The Villa Overton Road Biddulph ST8 7ST	Energy rating E	Valid until 8 January 2033
Property type Detached house	Certificate number 2000-2003-4230-2007-1071	
Total floor area 128 square metres		

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can meet guidance by landlords on the regulations and exemptions: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/landlord-guidance-on-letting-a-property.pdf

Energy efficiency rating for this property
This property's current energy rating is E. It has the potential to be C.
[See how to improve this property's energy performance.](#)

View this energy certificate on the gov.uk website: <https://www.gov.uk/energy-certificates/2000-2003-4230-2007-1071>

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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The Villa
Overton Road, Biddulph Park, Staffordshire Moorlands ST8 7ST

Offers in the Region Of £550,000

- WELL MAINTAINED DISTINGUISHED RESIDENCE WITH SUBSTANTIAL GROUNDS
- DINING HALL / LOUNGE WITH INGLENOOK FIREPLACE
- THREE DOUBLE BEDROOMS
- LARGE ATTACHED GARAGE
- GENEROUS DRIVEWAY PARKING
- EXTENSIVE FORMAL MATURE GARDENS
- RURAL AREA OF BIDDULPH PARK
- PANORAMIC VIEWS OVER THE CHESHIRE PLAIN
- NO ONWARD CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR ONLINE PROPERTY TOURNO ONWARD CHAIN***

Looking for spectacular panoramic views both far and wide which extend over the Cheshire Plain and beyond to the Welsh Mountains? Then look no further...the views from The Villa will leave you in awe!!!

THE VILLA IS A FABULOUS THREE BEDROOM (ALL DOUBLES) DETACHED HOME HAVING BEEN CONTINUOUSLY MAINTAINED WITH SUBSTANTIAL GROUNDS AND LARGE ATTACHED GARAGE. RURAL POSITION WITHIN BIDDULPH PARK WITH QUICK ACCESS TO CONGLETON, MACCLESFIELD AND LEEK.

The Villa is a wonderfully positioned home with ready to move into accommodation and yet will offer the fortunate new owner boundless opportunities to alter, amend and extend (subject to necessary consents) to create a home of distinction. Discreet approach and glorious views.

A distinguished residence, bounded with established and formal mature gardens, including extensive lawns and terrace seating areas, LARGE ATTACHED GARAGE AND GENEROUS DRIVEWAY PARKING.

A place in the country, located within the picturesque rural locality Biddulph Park, surrounded by countryside, enjoying views across meadow land and 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 and the Peak District.

The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as are the well known walking routes of the 'Gritstone Trail' and Staffordshire Way nearby, Rudyard Lake with Steam Railway and the Biddulph Valley Way bridle path.

Practically the towns of Macclesfield, Leek and Congleton are within 9, 7 and 3 miles respectively, with Manchester Airport some 15 miles away offering flights to worldwide

destinations. The main town of Macclesfield has a 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. The historic market town of Leek is just a short drive away, with its cobbled market place, un-spoilt architecture and variety of independent shops, antiques and award winning tea shops. Leek is home to speciality producers of a variety food and drink. Traditional markets can be found in the restored indoor Victorian Butter Market and outdoor in the Market Place, with an antique and collectors' market held outdoors each Saturday, a monthly 'Leek Farmers and Craft Market' and 'Totally Locally' Sunday market. Equally Congleton has a thriving range of facilities. Congleton railway station also provides links to the national rail network and connections to frequent expresses to London.

The main entrance leads into the impressive sized dining hall, off which is the substantial lounge with Inglenook fireplace and bow window to the front capturing the stunning panoramic views. The breakfast kitchen is fitted with modern natural oak units and quality granite surfaces and enjoys garden views. There is a large separate utility room with cloakroom off. To the first floor are the THREE DOUBLE BEDROOMS (two of which enjoy fabulous views) and the main family bathroom, fitted with a quality "Villeroy and Boch" three piece suite and walk in shower.

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.

All that is left for you for you to do is to call us to arrange a viewing!!

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Composite panelled front door with PVCu double glazed picture windows either side.

ENTRANCE PORCH 11' 2" x 4' 10" (3.40m x 1.47m) : Double panel central heating radiator. Natural cherry wood floor. Natural oak framed double glazed door with matching window.

DINING HALL 12' 2" x 11' 3" (3.71m x 3.43m) : Coving to ceiling. Low voltage downlights inset. Dado rail. Double panel central heating radiator. Natural cherry wood floor. 13 Amp power points.

LOUNGE 18' 7" x 17' 4" (5.66m x 5.28m) to bay & into fireplace : PVCu double glazed bow window to front aspect offering far reaching views. Coving to ceiling. Exposed oak beams. Recessed Inglenook fireplace with brick face housing living flame coal effect gas fire set on a quarry tiled hearth. Two double panel central heating radiators. Four wall lights. Stairs to first floor.

BREAKFAST KITCHEN 15' 7" x 12' 0" (4.75m x 3.65m) : Low level downlighters inset. PVCu double glazed window to dual aspects over the rear garden. Extensive range of modern natural oak fronted eye level and base units having granite preparation surfaces and upstands with ceramic one and a half sink inset. Integrated Neff dishwasher. Space for Range cooker with granite splashbacks and wide illuminated extractor canopy over. The granite preparation surface extends to provide a breakfast bar with seating for three. A separate oak dresser provides a useful butlers pantry with granite to match. Double panel central heating radiator. 13 Amp power points. Quarry tiled floor.

UTILITY 11' 10" x 9' 0" (3.60m x 2.74m) : PVCu double glazed window to front aspect. Extensive range of cream fronted shaker style eye level and base units having granite effect preparation surface over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine and tumble dryer. 13 Amp power points. Single panel central heating radiator. Cupboard housing Worcester gas central heating boiler. Quarry tiled floor. PVCu double glazed door with double glazed upper panel to outside.

SEPARATE W.C. : PVCu double glazed window to rear aspect. White low level W.C. with concealed cistern. Single panel central heating radiator. Quarry tiled floor.

First floor : Dark stained chunky wooden banister rail and spindle to staircase to first floor.

LANDING : Access to roof space.

BEDROOM 1 FRONT 16' 5" x 13' 4" (5.00m x 4.06m) : PVCu double glazed window to front aspect with far reaching views over The Cheshire Plain. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 12' 0" x 11' 3" (3.65m x 3.43m) : PVCu double glazed window to front aspect with far reaching views over The Cheshire Plain. Double panel central heating radiator. 13 Amp power points. Built in wardrobe and dressing table.

BEDROOM 3 SIDE 12' 1" x 9' 9" (3.68m x 2.97m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Walnut effect flooring. Airing cupboard housing pressurised hot water cylinder.

BATHROOM 11' 2" x 9' 4" (3.40m x 2.84m) : PVCu double glazed window to side aspect. Modern 'Villeroy and Boch' white suite comprising: low level W.C. with concealed cistern, wall hung wash hand basin and tiled panelled bath. Walk-in shower with contoured glass screen housing a mains fed shower. Chrome centrally heated towel radiator. Stone effect porcelain wall tiles. Contemporary style wall mounted radiator.

ATTACHED GARAGE 18' 5" x 14' 3" (5.61m x 4.34m) internal measurements : Electrically operated roller shutter door. Power and light. Personal door to rear garden.

OUTSIDE :

FRONT : Spacious driveway laid to Macclesfield stone with parking for 2/3 vehicles. Shaped lawned garden with mature flower borders.

REAR : To the perimeter of the property are Macclesfield stone paved pathways with steps up to the established gardens mainly laid to lawn with deep flower borders and mature trees. Perched at the top of the garden is a Macclesfield stone paved terrace ideal for alfresco entertaining and which enjoys far reaching views. There is a useful garden shed with covered veranda.

SERVICES : LPG central heating. Mains electricity and mains water are connected. Drainage is via a septic tank.

TENURE : Freehold (subject to solicitors verification).

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

TAX BAND : F

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SAT NAV: ST8 7ST

