

**REAR :** Adjacent to the rear of the main house are Macclesfield stone perimeter pathways with an extended elevated balcony with wrought iron railings creating a fabulous seating terrace. Steps lead down to formal garden which also extends with steps up to lawned gardens to the rear of the second part of the house.

**POOL TERRACE :** Slightly sunken and surrounded in stone walls, offering fantastic protection from the elements. The pool measures approximately 35' x 18' and is 11' at one end. The pool is heated by a gas boiler. There are two changing rooms.

**LOWER GARDENS/GROUNDS :** Small woodland copse with bark pathways to Japanese themed landscaped gardens, featuring a huge pond area with Macclesfield stone pathways and seating areas with extensive far reaching views.

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

**SERVICES :** Mains water, gas and electric. Vortex sewerage treatment plant.

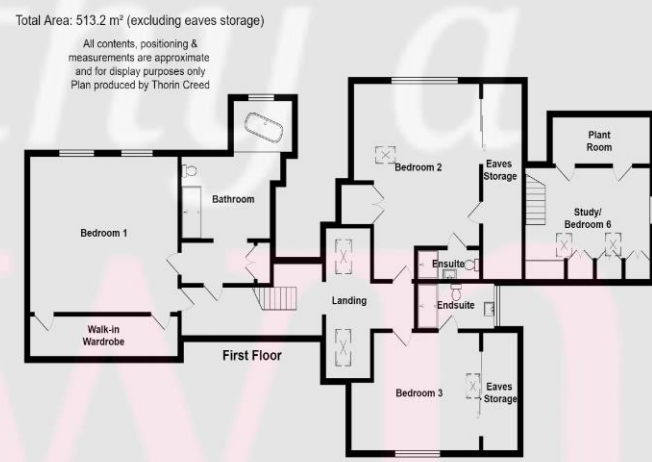
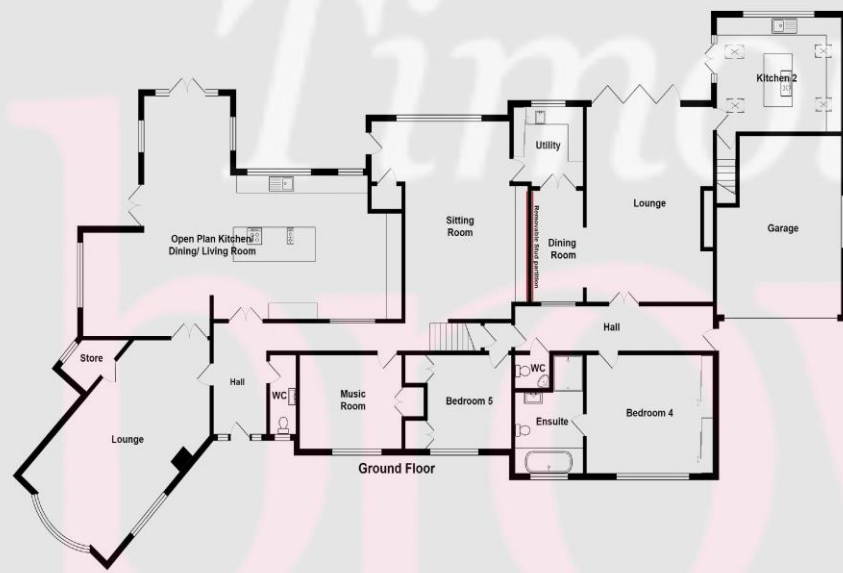
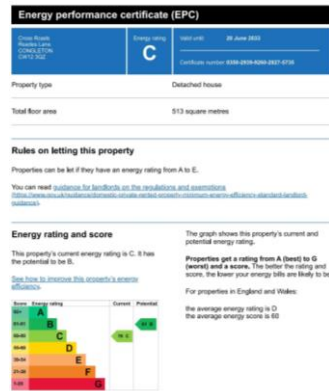
**VIEWINGS :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**TAX BAND :** G

**LOCAL AUTHORITY :** Cheshire East

**DIRECTIONS :** SATNAV CW12 3QZ

**EPC RATING :** C



Total Area: 513.2 m<sup>2</sup> (excluding eaves storage)  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

**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.



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

**Crossroads, Reades Lane,**  
Timbersbrook, Congleton,  
Cheshire CW12 3QZ

**Offers in Excess of £1,500,000**

- ICONIC DETACHED COUNTRY RESIDENCE OF THE HIGHEST CALIBRE
- 5500 SQFT (513 SQM) OF FLEXIBLE LIVING SPACE
- DOUBLED IN SIZE & REMODELLED SPECTACULARLY TO HIGH SPECIFICATION
- 6 BEDROOMS, 5 RECEPTION ROOMS, 4 BATHROOMS, 2 KITCHENS
- SET IN APPROX 2 ACRES INCLUDING FORMAL GARDENS, Paddock & COPSE
- OUTDOOR HEATED SWIMMING POOL & BEAUTIFUL POND
- EXTENSIVE DRIVEWAYS, GARAGE & OUTBUILDINGS
- FAR REACHING PANORAMIC VIEWS OVER CHESHIRE & BEYOND

# FOR SALE BY PRIVATE TREATY (Subject to contract)

‘Grand Designs, Location Location Location, A Place in the Country!’ \*\*\*WATCH OUR ONLINE PROPERTY TOUR\*\*\*

This striking and quite unique detached home WITH HEATED SWIMMING POOL, HUGE FEATURE POND and approx. 2-acre plot (or thereabouts) to include formal gardens, paddock (ideal for a pony) and copse) would certainly be the feature property on any of these well-known TV shows and this is your chance to take the rare opportunity of owning such a special home! Such is the versatility of this unique home, means the current layout of accommodation allows for independent the living of two families and with minimal change could easily be altered to be lived in as one huge residence.

‘CROSSROADS’ IS AN ICONIC COUNTRY RESIDENCE OF THE HIGHEST CALIBRE! OVER 5500SQFT (513SQM) DOUBLED IN SIZE AND REMODELLED SPECTACULARLY BY THE CURRENT OWNERS OVER A PERIOD OF 17 YEARS, CREATING A DISTINGUISHED HOME OF SUBSTANCE. ENERGY EFFICIENT AIR SOURCE HEAT PUMPS & SOLAR POWER ENERGY PLUS EFFICIENT UNDERFLOOR HEATING THROUGHOUT. FUTURISTIC CRESTRON HOME AUTOMATED SYSTEM. BEAUTIFUL RURAL TIMBERSBROOK. CLOSE TO AMENITIES, SHOPS AND MAINLINE RAILWAY STATION AT HIGH TOWN. CONVENIENT ACCESS TO CONGLETON, MACCLESFIELD AND LEEK.

WONDERFULLY ELEVATED, ENJOYING FAR REACHING PANORAMIC VIEWS BOTH FAR AND WIDE EXTENDING OVER THE CHESHIRE PLAIN AND BEYOND TO THE WELSH MOUNTAINS. SUBSTANTIAL GARDENS, GROUNDS AND 0.5 ACRE Paddock, ALL OF WHICH TOTALS APPROX 2 ACRES OR THEREABOUTS. OUTSIDE HEATED SWIMMING POOL MEASURING 35' x 18'. EXTENSIVE DRIVEWAYS, GARAGE AND OUTBUILDINGS. STUNNING FEATURE POND. Discreet superb approach and glorious views.

A place in the country, located within the picturesque rural locality of Timbersbrook, surrounded by countryside, enjoying extensive views 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.

Locally, the village of Hightown 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. It's an idyllic semi rural spot, yet without feeling isolated and is practically close to the bustling town centre of Congleton. The towns of Macclesfield and Leek are within 9 and 8 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, unspoilt 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.

Crossroads is well set back from the road and approached by a sweeping driveway, with the formal grounds being a hugely attractive asset to this tremendous discerning residence. The outside HEATED SWIMMING POOL is a lovely addition with poolside rooms, making an early morning dip a regular start to the day.

The ground floor offers an impressive hallway, with a selection of doors and openings leading to the principal rooms, namely the music room, lounge and generous open plan living dining kitchen with views over the rear gardens. The cavernous sitting room is a delightful space, which enjoys extensive views. The “bookcase wall” to this room is a partition and hence could be removed to further increase the open plan space into the adjoining second lounge. A staircase from this room leads up to the main bedroom suite served with a luxurious full bathroom with separate shower and sunken bath, where breathtaking views can be enjoyed whilst enjoying your soak. Bedrooms 2 and 3 are also found on this floor each with their own ensuite shower room.

Continuing on the ground floor and through the main sitting room, is a modern utility room, with doors opening into separate living quarters, which comprise the second lounge, modern breakfast kitchen with staircase up to an office/bedroom 6, bedroom 4 with ensuite and bedroom 5. Completing this side of the property is the rear hall with cloakroom off, additional front entrance door, and bedroom 4 with ensuite and bedroom 5.

Outbuildings: Integral double garage, treehouse, workshop and large woodstore. Three summerhouses. Outside, as befits a residence of such calibre and as mentioned above, are the private and formal gardens, extending to approximately 2 acres of 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)

**FRONT ENTRANCE :** Multi glazed front door with matching side panels.

**RECEPTION HALL 12' 8" x 7' 8" (3.86m x 2.34m) :** Marble floor tiles. 13 Amp power points.

**CLOAKROOM :** PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern white suite comprising low level W.C. with concealed cistern and ceramic bloc wash hand basin with chrome mixer tap. Marble floor tiles.

**INNER HALL (Approx 17' in length) :** Low voltage downlighters inset. Marble floor tiles. Glazed French doors to open plan kitchen.

**LOUNGE 26' 1" x 13' 9" (7.94m x 4.19m) :** PVCu double glazed bow window to side aspect & window to front aspect. 13 Amp power points. Brand new high end home theatre system with surround sunken system. Clearview cast iron multi fuel stove. Grey oak effect Karndean flooring. Deep recessed store cupboard.



**L-SHAPED LIVING DINING KITCHEN 39' 7" x 27' 1" (12.06m x 8.25m) :**

**Kitchen Area :** Low voltage downlighters inset. Two PVCu double glazed windows to rear aspect. Extensive range of Arrital Italian solid hard wood base units with granite preparation surfaces over having stainless steel double bowl sink basin inset, with mixer tap. Integrated Fisher & Paykel double dishwasher. Two double built in Miele electric ovens & grill. Central granite topped peninsula having Gagganau gas wok burner, steamer, hot plate & 4 ring electric hob, and incorporating a breakfast bar with seating for four. Large rectangular stainless steel ceiling suspended extractor hood. To one wall is an integrated fridge & freezer with central pantry cupboard with sliding doors. Further kitchen store cupboards having integrated wine chiller. 13 Amp power points. Marble floor tiles.

**Dining Area :** PVCu double glazed window to side aspect. Low voltage downlighters inset. Marble floor tiles. Glazed French doors to lounge.

**Living Area :** Low voltage downlighters inset. Two sets of French doors opening to outside terrace. 13 Amp power points. Marble floor tiles.

**MUSIC ROOM 13' 4" x 10' 8" (4.06m x 3.25m) :** PVCu double glazed window to front aspect. Limewashed oak effect Karndean flooring with under floor heating. Built in double cupboard.

**SITTING ROOM 21' 8" x 15' 7" (6.60m x 4.75m) :** PVCu double glazed window to rear aspect with garden views. Low voltage downlighters inset. Exposed oak beams and purlins. Feature bespoke mirrored shelves, bookcases and cupboard fitted to one wall. Marble floor tiles. PVCu double glazed door to outside terrace. Comms cupboard. Open plan staircase to first floor. (The 'bookcase' wall is a studded partition and can be removed in its entirety creating a further immense living space)

**UTILITY 9' 1" x 9' 1" (2.77m x 2.77m) :** PVCu double glazed window to rear aspect. Low voltage downlighters inset. Quartz preparation surface with stainless steel sink unit inset. Base units with space and plumbing for washing machine and space for tumble dryer. 13 Amp power points. Sliding doors cupboard housing electric consumer unit. Double French doors to:

**SECOND LOUNGE 23' 2" x 14' 10" (7.06m x 4.52m) :** Low voltage downlighters inset. 13 Amp power points. Inset wall flush fitted log burner. Oak effect Karndean flooring. System of folding sliding doors to garden area. French doors to inner hall. Squared off opening to:

**DINING AREA 12' 9" x 6' 7" (3.88m x 2.01m) :** Low voltage downlighters inset. Feature glass block wall. 13 Amp power points. Oak effect Karndean flooring.

**KITCHEN 14' 3" x 13' 0" (4.34m x 3.96m) :** Double height vaulted ceiling with low voltage downlighters inset and Velux roof lights. PVCu double glazed window to rear garden aspect. PVCu double glazed French doors opening onto terrace. Modern fitted kitchen of matt finished eye level and base units in sage green having polished quartz preparation surfaces over with Franke double bowl sink units inset, with mixer tap. Integrated NEFF dishwasher. To one wall is a bank of matching units having integrated larder fridge & freezer plus two built in NEFF electric oven & grills with matching microwave oven. Integrated SMEG coffee machine. Central polished quartz central island with built in NEFF 4 ring induction hob with deep pan drawers beneath & breakfast bar with seating for two. 13 Amp power points. Doorway with staircase to hobby room/Bedroom 6.

**OFFICE/HOBBY ROOM/BEDROOM 6 16' 3" x 10' 4" (4.95m x 3.15m) :** PVCu double glazed window to side aspect. Two Velux roof lights. Single panel central heating radiator. Built in store cupboards.

**REAR INNER HALL 26' 7" in length :** Low voltage downlighters inset. Oak effect floor. 13 Amp power points. PVCu double glazed door to outside front.

**CLOAKROOM :** Low voltage downlighters inset. Low level W.C. with concealed cistern. Wall hung vanity wash hand basin with mixer tap.

**BEDROOM 4 14' 5" x 13' 5" (4.39m x 4.09m) to wardrobes :** PVCu double glazed window to front aspect. Low voltage downlighters inset. 13 Amp power points.

**EN SUITE BATHROOM 9' 2" x 9' 0" (2.79m x 2.74m) :** Low voltage downlighters inset. PVCu double glazed window to front aspect. Modern white suite comprising low level W.C. with concealed cistern and wall hung resin wash hand basin with mixer tap and drawers beneath. Tiled sunken bath with mixer tap and



shower attachment. Separate shower cubicle with glass sliding doors housing a thermostatically controlled mains fed shower and rainfall shower head. Electric chrome towel radiator. Textured wall tiles.

**INNER VESTIBULE TO BEDROOM :** Under stairs store area.

**BEDROOM 5 10' 11" x 10' 8" (3.32m x 3.25m) :** PVCu double glazed window to front aspect. 13 Amp power points. Two built in double wardrobes with louvered doors.

**First Floor :**

**GALLERIED LANDING 30' 11" x 8' 2" (9.42m x 2.49m) :** Angular ceilings with low voltage downlighters inset. Distressed oak staircase. Two Velux roof lights. Under eaves storage. Oak effect Karndean flooring.

**MAIN BEDROOM 19' 6" x 17' 9" (5.94m x 5.41m) :** Low voltage downlighters inset. Two PVCu double glazed windows to rear aspect. Two period style radiators. Two recessed display alcoves. 13 Amp power points. Door to en suite bathroom.

**HIS & HERS WALK IN WARDROBE 19' in length each with their own doorway. :** Low voltage downlighters inset. Hanging rails and space for chest of drawers.

**EN SUITE FAMILY BATHROOM 15' 1" x 10' 4" (4.59m x 3.15m) plus bath area (7' 4" x 6' 8") :** Low voltage downlighters inset. Double linen cupboard with elaborate carved panel doors. Period style radiator. Main bathroom with low level W.C., with concealed cistern. Large walk in shower cubicle with glass screen and thermostatically controlled mains fed shower with rainfall shower head. Steps up to bathing area with shaped sunken bath set within glass mosaic effect tiles, with remote controlled hot and cold water taps. Inset 'Television' TV. PVCu double glazed window with stunning far reaching views. Chrome centrally heated towel radiator. Grey oak effect Karndean flooring.

**BEDROOM 2 REAR 18' 4" x 13' 8" (5.58m x 4.16m) plus door recess :** Large PVCu double glazed window to rear aspect with far reaching views. Low voltage downlighters inset. Velux roof light. Two areas of bespoke built in under eaves wardrobes and drawers. 13 Amp power points. Oak effect Karndean flooring.

**EN SUITE :** Low voltage downlighters inset. Modern white suite comprising low level W.C. with concealed cistern. Separate shower cubicle housing a thermostatically controlled mains fed shower. Electric chrome towel radiator. Oak effect Karndean flooring. Ceramic bloc wash hand basin with mixer tap.

**BEDROOM 3 FRONT 13' 9" x 13' 5" (4.19m x 4.09m) :** Large arched PVCu double glazed window to front aspect. Low voltage downlighters inset to angular ceiling and Velux roof light. 13 Amp power points. Bespoke fitted under eaves wardrobe with hanging rails and drawers. Limewashed oak effect Karndean flooring.

**EN SUITE :** PVCu double glazed window to side aspect. Modern white suite comprising low level W.C. with concealed cistern. Elaborate glass wash hand basin set on 'shabby chic' wash stand. Large enclosed shower cubicle with glass sliding door, with thermostatically controlled mains fed shower. Electric chrome towel radiator.

**Outside :**

**FRONT :** Automated double wrought iron gates open into the sweeping driveway. Freshly laid with a tarmacadam surface, offering an expansive parking area. Hardstanding parking area with space and opportunity to construct an oak framed garage with electric supply for car charging point. Raised stone walls with steps leading up to a front area, having a timber 'fort' on stilts. Large timber garden shed and tool shed/log store. Directly in front of the property are established lawns and deep flower beds and mature trees to the front boundary.

**INTEGRAL DOUBLE GARAGE 20' 0" x 16' 5" (6.09m x 5.00m) (internal measurements) :** Electrically operated up & over door. Power & light. Large illuminated pit with steel walk way. Single panel central heating radiator. Grundfos booster to increase hot and cold water pressure. Zappi electric vehicle charging point.

**SIDE :** Paddock measuring approx 0.5 acres with polytunnel and pond/waterfall feature.

