



Energy performance certificate (EPC)	
High Lane House Congleton Road Gawsworth Macclesfield SK11 9RR	Energy rating: <b>E</b> Valid until: 31 July 2033 Certificate number: 6380-2829-4230-3077-0925

Property type	Detached house
Total floor area	145 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>).

#### Energy rating and score

This property's current energy rating is E. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**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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**High Lane House**  
Congleton Road, Gawsworth,  
Cheshire SK11 9RR

**Offers in Excess of £850,000**

- DISTINGUISHED ATTRACTIVE COTTAGE STYLE HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM & EN SUITE TO MASTER BEDROOM
- BEAUTIFUL GARDENS
- SET IN 3.65 ACRES (1.477 ha) PERFECT FOR STOCK OR EQUESTRIAN USE
- USEFUL OUTBUILDINGS POTENTIAL TO CONVERT SUBJECT TO PLANNING
- WONDERFUL SEMI RURAL SETTING CLOSE TO GAWSWORTH VILLAGE

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

This house ticks the criteria boxes of most purchasers having land, location near a village with all amenities and only a short drive to Congleton or Macclesfield Town centres.

This property is situated off a service road adjacent to the main Congleton to Macclesfield road (A536) behind a gated back boundary wall with open outlook to the rear.

We are led to believe that one of the outbuildings was a blacksmiths shop known as High Lane Smithy and the property was built by John Holland, who employed 'Whisky Tommy' of Congleton to do the brick setting. The property before being extended in the early 1990's was constructed in 1793 as shown in the date stone over the front door. The above information was taken from a book published by the Ancient Monuments Society.

High Lane House has the benefit of beamed ceilings and traditional fireplaces, but also the modern conveniences such as central heating and Argon filled PVCu double glazing.

The internal layout comprises porch to hall with stairs and cloakroom, doors to lounge with woodburning stove with fireplace, conservatory to rear, separate dining room and fully fitted kitchen diner with appliances and white hi gloss units. At first floor level the landing allows access to four bedrooms, with en suite to master, and a family bathroom.

As mentioned above, there are formal garden detached buildings, one being the blacksmith shop which comprises the workshop and the adjoining cart shed (car garage today) and the other outbuilding

could be used as a stable and tack room. The paddock is one large field with two five bar gate access points onto the road. The curtilage extends to approximately 3.65 acres (1.477 ha) or thereabouts.

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

**ENTRANCE :** Timber front door to:

**PORCH 3' 11" x 2' 8" (1.19m x 0.81m):** PVCu double glazed windows either side. Glazed door to:

**HALL 14' 2" x 9' 4" (4.31m x 2.84m):** PVCu double glazed window to front aspect. Exposed beams. Brick fireplace. Radiator. Stairs with cupboard below. Doors to principal rooms.

**W.C. :** PVCu double glazed opaque window to rear aspect. White suite comprising: Low level W.C. and wash hand basin set in vanity unit. Chrome heated towel radiator. Half tiled walls. Tiled floor.

**LOUNGE 19' 3" x 14' 3" (5.86m x 4.34m):** PVCu double glazed windows to front and rear aspects. Beams to ceiling. Brick fireplace with cast iron stove. Two radiators. PVCu double glazed French doors to:

**CONSERVATORY 14' 6" x 9' 2" (4.42m x 2.79m):** PVCu double glazed French doors to patio. Radiator. Tiled floor.

**DINING ROOM 14' 0" x 9' 7" (4.26m x 2.92m):** PVCu double glazed windows to front and side aspects. Exposed beams to ceiling. Radiator.

**DINING KITCHEN 15' 1" x 12' 7" (4.59m x 3.83m):** PVCu double glazed window to rear aspect. PVCu double glazed door to outside rear. White hi-gloss eye level and base units with granite effect laminate surfaces having stainless steel single drainer 1.5 sink unit inset. Fully integrated AEG appliances including double oven, microwave, hob, fridge freezer and dishwasher. Space & plumbing for washing machine and tumble dryer. Tiled splashbacks with under counter lighting. Kickboard heater. Tiled floor.



**First Floor :**

**LANDING :** PVCu double glazed window to rear aspect. Doors to all bedrooms and bathroom. Access to roof space.

**BEDROOM 1 REAR 11' 6" x 10' 9" (3.50m x 3.27m) plus door & wardrobe space:** PVCu double glazed windows to two aspects. Full length wardrobes with sliding doors, one being mirror fronted. Radiator.

**EN SUITE BATHROOM 9' 5" x 6' 9" (2.87m x 2.06m):** PVCu double glazed window to side aspect. White suite comprising: Low level W.C., wash hand basin set in vanity unit with cupboards, panelled bath and separate shower. Radiator. Part tiled walls, Tiled floor.

**BEDROOM 2 14' 1" x 10' 9" (4.29m x 3.27m):** PVCu double glazed windows to front and rear aspects. Radiator.

**BEDROOM 3 FRONT 9' 6" x 9' 5" (2.89m x 2.87m) plus wardrobe space:** PVCu double glazed window to front aspect. Full length wardrobes with mirror fronted sliding doors. Radiator.

**BEDROOM 4 FRONT 6' 0" x 16' 1" (1.83m x 4.90m):** Presently used as a study. Two PVCu double glazed windows to front aspect. Full width wardrobes with mirror fronted sliding doors. Radiator.

**BATHROOM 8' 0" x 5' 0" (2.44m x 1.52m):** PVCu double glazed window to rear aspect. White suite comprising Low level W.C., wash hand basin set in vanity unit and panelled bath with shower and glass screen over. Chrome heated towel radiator. Fully tiled walls and floor.

**Outside :**

**FRONT :** Lawn garden with borders enclosed by brick wall, pedestrian gate and path to front door. Separate double gates for vehicle access to parking and access to outbuildings and rear garden.

**REAR :** Enclosed by hedges and fencing having large lawn area.

**PADDOCK :** Said to be 3.25 acres (not checked).



**Outbuildings :**

**GARAGE 16' 8" x 10' 8" (5.08m x 3.25m):** Up and over door.

**WORKSHOP 24' 9" x 16' 7" (7.54m x 5.05m):** Front and rear windows. Power and light. Rear door.

**Outbuilding 2 (former stock buildings) :**

**STABLE 13' 9" x 12' 2" (4.19m x 3.71m) :** Windows to two aspects. Door to rear store. Flagged area.

**TACK ROOM 13' 2" x 8' 0" (4.01m x 2.44m) :** Window to side. Door to rear store. Flagged area.

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

**SERVICES :** Mains electric and water. Septic tank drainage. Oil fired central heating.

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** F

**DIRECTIONS:** SATNAV SK11 9RR

