



Energy performance certificate (EPC)

Current Energy Rating	C	Current Energy Score	45.00
Minimum Energy Rating	C	Minimum Energy Score	45.00
Maximum Energy Rating	A	Maximum Energy Score	83.00

Property type: Detached house
Total floor area: 187 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 at <https://www.gov.uk/guidance/landlords-obligations-under-energy-efficiency-improvements>

Energy rating and score
This graph shows this property's current and potential energy rating.
This property's current energy rating is C. It has the potential to be B.
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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Grange Cottage, 150
Canal Road, Congleton, Cheshire CW12 3AT

Selling Price: Offers Over £625,000

- LARGE DETACHED PROPERTY
- SOLAR PANELS INSTALLED, GENERATING APPROX £1800 PA (BASED ON 2023 FIT FIGURES)
- UNIQUE LOCATION AT THE END OF A PRIVATE LANE
- THREE OR FOUR BEDROOMS / THREE OR FOUR RECEPTION ROOMS
- LARGE UTILITY/WORK ROOM WITH HUGE POTENTIAL FOR A NUMBER OF USES INCLUDING ANNEX CONVERSION
- TRIPLE GARAGE PLUS COVERED STORAGE AREAS
- PLEASANT GARDENS PLUS GATED DRIVEWAY
- CLOSE TO TRAIN STATION, SHOPS & COUNTRYSIDE

FOR SALE BY PRIVATE TREATY (Subject to contract)

A splendid opportunity to purchase a curiously and idyllically situated detached cottage of unusual yet appealing design and character.

Offering very adaptable accommodation and having plenty of space externally and in its own secluded grounds, nestled at the head of a private lane on the outskirts of the affluent village of Mossley, the property enjoys a natural degree of privacy yet within easy reach of Congleton Town Centre, local amenities, schools, railway station and golf courses.

Complemented with Solar Panel Technology, Grange Cottage boasts generous accommodation laid over two floors plus a rather intriguing split level lounge.

The top floor provides the three large bedrooms and two bathrooms whilst the ground floor offers an immense amount of flexibility. The cosy farmhouse dining kitchen with a distinct homily feel is the social family centre of this home and even comes with its own bar area!

The unusually designed split level lounge is a fantastic room with huge solid fuel stove making it an inviting, relaxing reception room. The ground floor also comprises a quaint snug which would allow use as a fourth bedroom.

There is a large utility/workroom that could see use as so many things, those of you who run a business from home will enjoy the fact this space has external access and plenty of storage but this same space could see a straightforward conversion into an annex should you require (subject to planning etc).

Outside is equally as impressive and the gated courtyard driveway gives way to a vast triple garage

and covered store as well as a beautiful garden with summer house, plus there is a further compound area included with vegetable plot and outbuilding.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Fully enclosed brick built front entrance porch with modern composite panel door with double glazed panel. Sculptured plastered walls and stone flag floor leading to:

HALL 15' 9" x 10' 8" (4.80m x 3.25m) maximum and into stairs: L shaped reception hall. Having exposed stained beam and purlin ceiling together with complimenting timber uprights. Sculptured plastered walls. Double panel central heating radiator. 13 Amp power points. BT point. Heather brown quarry tiled sill to front window.

CLOAKROOM 7' 6" x 4' 5" (2.28m x 1.35m): Large cloakroom having sculptured plastered walls and ceiling. Single panel central heating radiator. Modern white suite comprising: low level W.C. and pedestal wash basin. Stained timber batten door.

SNUG 16' 0" x 10' 0" (4.87m x 3.05m): Stained timber batten door. Exposed stained timber joist and purlin ceiling. Sculptured plastered walls. Small Inglenook recess with cast iron solid fuel stove. Single panel central heating radiator. Television aerial point. Heather brown quarry tiled sill to window.

REAR HALL : Exposed stained beam and purlin ceiling. Sculptured plastered walls. Doors off to:

UTILITY 8' 9" x 8' 0" (2.66m x 2.44m): Light oak eye level and base units with single drainer stainless steel sink unit with double cupboard beneath and tiled splash back over. Plumbing for washing machine.

WORKSHOP 22' 4" x 11' 9" (6.80m x 3.58m): Power and light. Space and plumbing for washing machine. Beech flooring. PVCu double glazed french doors to outside.

STORE ROOM 8' 6" x 8' 3" (2.59m x 2.51m): Consumer unit. Solar panel equipment.

BOILER ROOM 8' 9" x 8' 6" (2.66m x 2.59m): Power and light. Vaillant gas central heating boiler.

DINING ROOM 11' 1" x 10' 10" (3.38m x 3.30m): Sculptured plastered walls and ceiling. Exposed timbers. Natural stone relief to one wall. Single panel central heating radiator. Large squared off opening to:

BREAKFAST KITCHEN 15' 11" x 10' 0" (4.85m x 3.05m): Two PVCu double glazed windows to front aspect. Sculptured plastered walls and ceiling. Exposed timber purlin and uprights. Double panel central heating radiator. Tiled splashbacks to cooking and preparation areas and fully fitted with double stainless steel sink unit. Adjacent preparation surfaces and return extending also to breakfast bar. Range of light oak cupboards and drawers. Space for range cooker with wide extractor hood over. Integrated fridge and freezer. 13 Amp power points. Quarry tiled floor.

BAR AREA 17' 4" x 5' 8" (5.28m x 1.73m): PVCu double glazed window to front aspect. Sculptured plastered walls and ceiling. Exposed timbers. Single panel central heating radiator. End bar with timber battened half door. Stained timber upright and serving area and bottle shelves behind. Door providing access to cellar. Composite stable door to outside.

CELLAR 11' 5" x 11' 2" (3.48m x 3.40m):

LOUNGE 21' 6" x 19' 3" (6.55m x 5.86m): On two levels. Comprising stained king post roof timbers and purlin. Large natural stone Inglenook fireplace and hearth. Stained Acorn cut banister rails. Sculptured plastered walls. Double panel central heating radiator. Power point. Large picture window with views over the front garden and onwards towards Bosley Cloud. This room has direct access to the principle bedroom described later.

LANDING : An easy staircase flanked by stained banister rail leading to a central landing with central heating radiator. Sculptured plaster work and exposed timbers. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 FRONT 15' 7" x 10' 10" (4.75m x 3.30m): PVCu double glazed window to front aspect. Exposed timber purlin ceiling. Sculptured plastered walls. Single panel central heating radiator. Heather brown quarry sill to window. 13 Amp power points. Built-in range of louvre stained timber triple wardrobes. Stained battened door and access to mezzanine lounge. Door to en suite shower room.

EN SUITE SHOWER ROOM : Low level W.C. Wall mounted ceramic wash basin. Corner shower cubicle with mains fed shower. Electrically heated towel radiator.

BEDROOM 2 FRONT 12' 2" x 9' 0" (3.71m x 2.74m): PVCu double glazed window to front aspect. Exposed purlin ceiling. Sculptured plastered walls. Single panel central heating radiator. 13 Amp power points. Heather brown quarry tiled sill to:

BATHROOM 11' 10" x 8' 3" (3.60m x 2.51m): PVCu double glazed window to side aspect. Single panel central heating radiator. Period style white suite comprising: low level W.C., pedestal wash hand basin and cast iron

enameled roll top bath with ball and claw feet. Separate shower cubicle with mains fed shower. Majority tiled walls.

BEDROOM 3 SIDE 15' 5" x 11' 0" (4.70m x 3.35m): PVCu double glazed window to side aspect. Sculptured plastered walls. Single panel central heating radiator. 13 Amp power points. Door giving external access to large flat roof area above attached garage.

OUTSIDE : The property is approached along an aggregate covered drive from Canal Road of approximately 200 yards in length, where there is initially a parking area for up to 3 vehicles to aggregate base.

Adjoining the property at this point is a single storey range of two outbuildings, one with W.C.

The tarmacadam drive continues and splits into two. The right hand fork continues to the head of the site. There is a right of way along the whole of the entrance to Grange Cottage and the green timber garage and storage compound, and for the occupiers of the adjoining Grange Farm. The left hand tarmacadam drive now exclusively within the curtilage of Grange Cottage continues along the front of the demise premises and to the right is a good size lawned garden with borders screening to privet hedge and summerhouse.

The tarmacadam drive then continues into a rear enclosed court yard with parking for 3 vehicles.

CAR PORT 18' 0" x 10' 7" (5.48m x 3.22m): Large hot tub (included). Gate to enclosed log store area.

DOUBLE GARAGE 18' 3" x 15' 8" (5.56m x 4.77m) internal measurements: Up and over door. Power and light. Interconnect door to attached single garage.

ATTACHED SINGLE GARAGE 18' 3" x 9' 11" (5.56m x 3.02m) maximum internal measurements: Up and over door. Power and light.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: F

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

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

DIRECTIONS: SATNAV CW12 3AT

