

## Holding Deposit (per tenancy) – One week’s rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit is required while we carry our preliminary checks and obtain employer’s reference and credit reference. If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

The Department for Communities and Local Government “How to Rent – Checklist for renting in England” which can be downloaded at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/723773/How\\_to\\_Rent\\_Jul18.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)

**Energy performance certificate (EPC)**

Quarry Bank Tunstall Road CONGLETON CW12 3QA	<b>Energy rating</b>  <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: 29 June 2032  Certificate number: 2611-3017-9206-6852-8200
Property type	Semi-detached house	
Total floor area	140 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 energy rating is D. 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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**Quarry Bank, Tunstall Road,**  
Timbersbrook, Congleton,  
Cheshire CW12 3QA

**Monthly Rental Of £1,395**  
(exclusive) + fees

- THREE BEDROOM SEMI DETACHED CHARACTER HOME
- LARGE OPEN PLAN LIVING KITCHEN
- SEPARATE LOUNGE & GARDEN ROOM
- SOUTH FACING GARDENS WITH SPECTACULAR VIEWS
- PARKING ON FRONT DRIVEWAY
- SITUATED IN THE CHARMING VILLAGE OF TIMBERSBROOK
- COUNTRYSIDE ON YOUR DOORSTEP

## TO LET (Unfurnished)

'Grand Designs, Location Location Location, A Place In The Country!'

This striking, beautiful and spacious stone built country home would certainly be the feature property on any well known TV shows and this is your chance to take the rare opportunity of living in such a special place!

This home has spectacular panoramic views that extend over the Cheshire Plain and beyond to the Welsh Mountains. It is a fantastic place to unwind with hiking trails on your doorstep. At the same time it is within easy reach of shops, train station, schools, pubs etc. See below for more information.

Quarry Bank is nestled within the highly desirable rural village of Timbersbrook, at the base of the iconic Bosley Cloud.

### About the property

As you enter through the beautiful front door, discover a cosy lounge to the right, complete with a log burner, dual aspect windows, and steps leading to a fantastic garden room boasting a gas fire burner. This delightful space overlooks the south-facing garden, providing a perfect spot to unwind and enjoy the scenery.

To the left, there is a well-designed kitchen and utility, accompanied by a spacious living area featuring a gas fire burner. Straight ahead, you'll find a convenient shower room and "Harry Potteresque" storage under the stairs, adding a touch of whimsy to this unique home.

Ascend the Victorian staircase to the first floor, where a full-length arched window offers a breathtaking view of the woods. To the right, a double bedroom with garden views awaits. A second, generously sized double room with built-in wardrobes provides panoramic views of the countryside.



The third room, a large single, also boasts built-in wardrobes and offers more captivating views.

The south-facing garden is accessed from the side of the property through a gate. It features a patio for al fresco dining and it mainly laid to lawn with access to a higher tier, providing even more spectacular views – a perfect setting for picnics and exploration.

### About the location

The property is located in Timbersbrook, a small village of pretty houses and with its own pub.

The towns of Macclesfield and Congleton are within 9 miles and 2 miles respectively, with Manchester Airport some 15 miles away.

The main town of Macclesfield, has a mainline railway station with direct trains to Manchester (22 minutes) and London Euston (1hr 50 mins). It has 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.

Equally the charming market town of Congleton is up and coming and has a range of facilities, boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

### Summary

If you're searching for a home full of character, surrounded by stunning scenery, within easy reach of the town, look no further - this is the house for you! Call us for more information.



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

**ENTRANCE :** Composite panelled door with double glazed upper panels to:

**HALL 14' 0" x 6' 0" (4.26m x 1.83m):** Ornate coving to ceiling. Double panel central heating radiator. 13 Amp power points. Stairs to first floor. Understairs store cupboard.

**SEPARATE W.C./SHOWER ROOM :** PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and shower cubicle with mains fed shower. Single panel central heating radiator.

**LOUNGE 18' 0" x 14' 0" (5.48m x 4.26m):** PVCu double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Recessed fireplace with exposed brick back slate hearth with stone mantle over, with cast iron wood burning stove inset. Stone steps with French doors to:

**GARDEN ROOM 15' 3" x 12' 6" (4.64m x 3.81m):** Timber framed sealed unit double glazed windows offering a lovely aspect over the rear gardens. Double panel central heating radiator. 13 Amp power points. Cast iron gas stove set on quarry tiled hearth.

**LIVING KITCHEN 25' 7" x 13' 9" (7.79m x 4.19m) overall:**

**Living Area 13' 10" x 12' 3" (4.21m x 3.73m):** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Recessed Inglenook fireplace with oak mantle over and stone hearth with gas stove inset. Oak effect floor.

**Kitchen Area 13' 4" x 12' 8" (4.06m x 3.86m):** PVCu double glazed window to side aspect. Angular ceiling with Velux roof light. Light oak fronted eye level and base units with roll edge preparation surface and granite surface. Built in stainless steel single drainer sink unit inset. Slot in gas cooker with extractor hood over. Integrated fridge and freezer. Double panel central heating radiator. 13 amp power points.



**UTILITY 6' 0" x 5' 9" (1.83m x 1.75m):** Wall mounted Valliant gas combi boiler. Preparation surface with space and plumbing for a washer dryer beneath. 13 Amp power points.

**First Floor :**

**GALLERIED LANDING 18' 3" x 9' 8" (5.56m x 2.94m):** PVCu double glazed window to front aspect with impressive rural views. Feature window to rear aspect. Oak hand rail and stringers. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 1 FRONT 12' 6" x 11' 9" (3.81m x 3.58m):** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Range of built in wardrobes to one wall.

**BEDROOM 2 SIDE 13' 10" x 8' 9" (4.21m x 2.66m):** PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 12' 7" x 8' 10" (3.83m x 2.69m):** PVCu double glazed window to front aspect with views. Double panel central heating radiator. Built in wardrobes with mirrored doors.

**BATHROOM 7' 6" x 5' 3" (2.28m x 1.60m):** Suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with Triton electric shower over. Tiled to splashbacks. Double panel central heating radiator. Extractor fan. Airing cupboard with lagged hot water cylinder.

**OUTSIDE :** Gardens as aforementioned in above description. Driveway parking for 2 - 3 vehicles.

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

**VIEWING :** Strictly by appointment through sole letting and managing agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** E

**DIRECTIONS:** SATNAV CW12 3QA

