



157120\_201716 Energy performance certificate (EPC) - For an energy certificate - 0001/UK

Energy performance certificate (EPC)	
UK House Meter 00001/UK/16	Energy rating: <b>C</b>
Issued on: 26 January 2022	Certificate number: 0330-2843-1100-2022-0001
Property type: Semi-detached house	
Total floor area: 156 square metres	

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read more about exemptions, the regulations and exemptions [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/101202/energy\\_rating\\_factsheet.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101202/energy_rating_factsheet.pdf).

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

The graph shows the property's current and potential energy efficiency.  
Properties are given a rating from A (most efficient) to G (least efficient).  
Properties are also given a score. The higher the number the lower your fuel 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.



2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 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

**Moss Farm Cottage**  
28 Moss Road, Congleton, Cheshire  
CW12 3BN

**Selling Price: £375,000**

- DECEPTIVELY SPACIOUS EXTENDED COTTAGE
- SIZEABLE LANDSCAPED GARDENS
- DETACHED GARAGE & GENEROUS DRIVEWAY
- THREE DOUBLE BEDROOMS & TWO BATHROOMS
- TWO RECEPTION ROOMS & LARGE BREAKFAST KITCHEN
- FRINGE OF CONGLETON LOCATION
- COUNTRYSIDE WALKS ON YOUR DOORSTEP
- MINUTES FROM CONGLETON TRAIN STATION

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

**MOSS FARM COTTAGE - A DELECTABLE SEMI RURAL COUNTRY COTTAGE, HAVING BEEN EXTENDED AND OVER THE YEARS SYMPATHETICALLY RENOVATED OFFERING EXCELLENT SPACIOUS FAMILY ACCOMMODATION.**

Entrance hall, cloakroom, utility, fantastic breakfast kitchen, sitting room, dining room, three double bedrooms, en-suite shower room, luxurious family bathroom, landscaped gardens and detached garage.

A unique and rare opportunity to purchase the epitome of a quite quintessential country cottage situated in a semi rural position on the outskirts of Congleton.

The original gorgeous cottage, we believe, dates back to Circa 1850, and has been lavishly and considerably extended and subtly renovated, combining its origins, which have certainly not been lost, with modern day conventions sought by today's families. Even with its semi rural position it is amazingly convenient for Congleton Railway Station, offering its links to national rail networks and the local shops at High Town can be found close by.

Needless to say we are sure those searching for a change in lifestyle will be suitably charmed with what Moss Farm Cottage has to offer. The cottage has been sympathetically overhauled and extended over the years, with the breakfast kitchen and bathrooms offered to a distinct contemporary feel. Original features this home was borne with, have been retained, yet concessions to modern day living exist such as the installation of gas fired central heating and double glazed windows.

The sturdy entrance door leads to the reception hallway with cathedral style ceiling and natural oak winding staircase. The ground floor offers a separate cloakroom, utility, cavernous breakfast kitchen fitted with stylish walnut effect units and solid granite surfaces. The spacious lounge is a fantastic room with doors opening onto the rear landscaped gardens and there is also a separate dining room. The stunning galleried landing provides access to the three double bedrooms, en suite shower room and contemporary family bathroom with reproduction roll top bath and separate shower.

Outside and to the front is a driveway for three cars and the detached brick built garage, whilst the rear gardens have been thoughtfully landscaped providing a vast Indian Stone terrace, raised timber decked seating area overlooking the pond water feature, beyond which are complimenting lawned gardens encompassed with flower borders and mature privet hedgerow.

An early viewing is urged to avoid disappointment.

### The accommodation briefly comprises

(all dimensions are approximate)

**MAIN ENTRANCE** : Timber panelled door with double glazed centre panel to:

**HALL** : Double panel central heating radiator. 13 Amp power points. Cathedral style ceiling to first floor. Natural oak return staircase to first floor with understairs store cupboard. Natural oak floor.

**CLOAKROOM** : Low voltage downlighters inset. White suite comprising: low level w.c. and wash hand basin. Single panel central heating radiator. Natural oak floor.

**UTILITY** 2.59m (8ft 6in) x 1.17m (3ft 10in) : Low voltage downlighters inset. Single panel central heating radiator. Beech effect fronted eye level and base units having marble effect preparation surface over with

stainless steel single drainer sink unit inset. 13 Amp power points. Ceramic tiled floor.

**LOUNGE** 6.43m (21ft 1in) x 3.96m (13ft 0in) : Timber framed sealed unit double glazed windows to side and rear aspects. Roof light. Two double panel central heating radiators. Pebble effect living flame gas fire set on stone hearth. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Natural oak floor. Timber framed sealed unit french doors opening onto the rear garden.

**DINING ROOM** 3.96m (13ft 0in) x 3.58m (11ft 9in) : Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Fireplace with space for solid fuel stove with stone mantel and hearth (the stove in situ is not to be used and is for decorative purposes only).

**BREAKFAST KITCHEN** 5.94m (19ft 6in) x 3.43m (11ft 3in) : Timber framed sealed unit double glazed windows to front and side aspect. Low voltage downlighters inset. Extensive range of walnut effect eye level and base units having "Stardust" solid granite preparation surfaces over with one and a half bowl stainless steel sink unit inset. Space for range cooker with stainless steel splashback and extractor hood over. Integrated dishwasher. Built-in microwave. Central island with "Stardust" solid granite surface providing seating for four. Recessed fireplace with space for solid fuel stove (the stove in situ is not to be used and is for decorative purposes only). Space for fridge/freezer. Two double panel central heating radiators. 13 Amp power points. BT telephone point (subject to BT approval). Ceramic tiled floor. Timber framed sealed unit double glazed french doors to rear. Cupboard housing Worcester gas combi boiler.

### First floor :

**BEAUTIFUL GALLERIED LANDING** : Natural oak balustrade. Timber framed sealed unit double glazed window to side aspect. High angular ceiling. Low voltage downlighters inset. 13 Amp power points.

**BEDROOM 1 SIDE** 3.96m (13ft 0in) x 3.51m (11ft 6in) : Timber framed sealed unit double glazed window to side aspect with stone sills. Angular ceiling. Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Television aerial point. Built-in wardrobe.

**EN SUITE** 7' 1" x 6' 10" (2.16m x 2.08m) : Timber framed sealed unit double glazed windows to rear and side aspect with stone sills. Angular ceiling. Low voltage downlighters inset. White suite comprising: low level w.c., pedestal wash hand basin and large separate shower cubicle with glass screen housing a mains fed shower. Chrome centrally heated towel radiator. Polished marble effect floor.

**BEDROOM 2 FRONT** 3.99m (13ft 1in) x 3.66m (12ft 0in) : Timber framed sealed unit double glazed window to front aspect with stone sill. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

**BEDROOM 3 FRONT** 3.91m (12ft 10in) x 3.66m (12ft 0in) : Timber framed sealed unit double glazed window to front aspect with stone sill. Double panel central heating radiator. 13 Amp power points.

**BATHROOM** 8' 0" x 7' 1" (2.44m x 2.16m) plus door recess: Timber framed sealed unit double glazed window to rear aspect with stone sill. Low voltage downlighters inset. Contemporary style bathroom with low level w.c. with concealed cistern, resin wash hand basin with cupboard below, reproduction roll top bath and corner shower cubicle with glass doors housing a mains fed shower with slate tiled splashbacks. Chrome centrally heated towel radiator. Single panel central heating radiator.

### Outside :

**FRONT** : Tarmacadam driveway providing parking for three cars.

**DETACHED BRICK BUILT GARAGE** 5.49m (18ft 0in) x 3.05m (10ft 0in) **internal measurements**: Up and over door. Power and light. Loft storage. Personal door.

**REAR** : Extending from the rear are landscaped gardens with an extensive Indian stone laid seating area beyond which is a timber decked patio overlooking the pond water feature. The gardens beyond are laid to lawn with flower borders encompassed with privet hedgerow. Gated access to the front.

**SERVICES** : All mains services are connected.

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: E

**DIRECTIONS**: SAT NAV: CW12 3BN

