



Total area: approx. 155.1 sq. metres (1669.5 sq. feet)

Please note this floor plan is a guide only. Measurements, contents and positioning are approximate. We accept no responsibility for any mistake or inaccuracy contained within the floor plan.
Plan produced using PlanItUp.

Energy performance certificate (EPC)

Dane Cottage Whitmore Congleton CW12 3NE	Energy rating B	Valid until 7 December 2028
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Property type
Detached house

Total floor area
151 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can't let a property with an energy rating of F or G unless it's a listed building or a property that's too old to be upgraded.

Energy rating and score
This property's current energy rating is B. It has the potential to be A.
[View how to improve this property's energy efficiency](#)



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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Dane Cottage
Whitmore, Congleton, Cheshire CW12 3NE

Selling Price: £550,000

- ECO BUILT THREE STOREY 3 DOUBLE BEDROOM HOME
- LUXURIOUS EN SUITE SHOWER ROOM
- OPEN PLAN LOUNGE/DINER
- INTEGRAL DOUBLE GARAGE & PARKING FOR 2/3 CARS
- LAWNS TO SIDE & TIMBER DECKED TERRACE

ESCAPE TO THE COUNTRY, THIS IS A MODERN GRAND DESIGN. A GORGEOUS THREE STOREY HOME COMPRISING THREE DOUBLE BEDROOMS BURSTING WITH INNOVATIVE DESIGN AND SMOTHERED IN CLEVER CRAFTSMANSHIP. VIEWING ESSENTIAL.

Entrance hall, utility and cloakroom. First floor with three double bedrooms plus luxurious en suite shower room and family bathroom. Second floor with open plan lounge/diner and luxurious kitchen. Parking for 2/3 cars. Integral double garage. Stone steps and lawns to side with timber decked terrace directly off the principal bedroom. Further outside space with slate patio and lawns. Gas central heating system serving the under floor heating throughout and Kat UK aluminium framed double glazed windows and doors.

Scenic rural views to the front and farmland backdrop to the rear.

An Eco built home gushing with sophistication. This innovative independent developer has created a bespoke home with attractive reclaimed Cheshire brick elevations, combining modern contemporary fittings with traditional craftsmanship and we want to be the first to say we love the dichotomy of rustic contemporary.

Situated in the semi rural hamlet of Whitemoor on the outskirts of Congleton, with open countryside on its doorstep, the Biddulph Valley Way literally across the road... perfect for a family bike ride, popular with runners and a great spot for a

leisurely dog walk. Congleton golf club is also a mere 500 yards up the road. Within a short walk is Congleton railway station and also the shops and public houses at High Town.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Oak framed canopied pitched open storm porch with solid oak panelled door with full length oak framed sealed unit double glazed side panel to:

HALL : Low voltage downlighters inset. 13 Amp power points. 'San Pierre' limestone tiled floor with underfloor heating. Return staircase with oak handrail and understairs storage cupboard. Door to double integral garage.

UTILITY 10' 0" x 9' 11" (3.05m x 3.02m): Low voltage downlighters inset. Solid oak preparation surface with stainless steel circular inset sink with chrome mixer tap and with solid oak factory painted cupboards below with space and plumbing for washing machine. Space for additional appliances. 13 Amp power points. Ceramic tiled floor with underfloor heating.

SEPARATE W.C. : Low voltage downlighters inset. Modern white suite comprising: low level w.c. with concealed cistern with mosaic slate effect tiled surfaces with oak top and pedestal wash hand basin with slate mosaic splashbacks. Ceramic tiled floor with underfloor heating.

First Floor :

LANDING : Used as a computer study area. Low voltage downlighters inset. Aluminium framed sealed unit double glazed window to front aspect with oak sill. Brushed alloy 13 amp power points. Natural oak floor. Separate deep recessed store cupboard with 13 amp power points, light and natural oak floor. Natural oak return staircase with oak handrail to second floor.

BEDROOM 1 13' 7" x 10' 4" (4.14m x 3.15m): Two wall light points. Brushed alloy 13 amp power points. Natural oak floor with underfloor heating. Built in double wardrobe with oak doors. Aluminium framed sealed unit double glazed sliding French doors onto the side timber decked terrace. Door to:

EN SUITE 5' 10" x 5' 10" (1.78m x 1.78m): Modern white suite comprising: low level w.c., pedestal wash hand basin and separate and enclosed corner shower cubicle housing a thermostatically controlled shower. Glazed marble effect tiles to shower splashbacks to one wall. Ceramic tiled floor with underfloor heating. Extractor fan.

BEDROOM 2 14' 6" x 11' 6" (4.42m x 3.50m) maximum: Aluminium framed sealed unit double glazed window to side aspect with oak sill. Two wall light points. 13 Amp power points. Low voltage downlighters. Built in wardrobes with oak Bi-fold doors. Recessed oak bookshelf with discreet lighting.

BEDROOM 3 10' 3" x 9' 3" (3.12m x 2.82m): Aluminium framed sealed unit double glazed window to front aspect with oak sill. Low voltage downlighters inset. Brushed alloy 13 amp power points. Television aerial point. Built in wardrobes with oak Bi-fold doors.

BATHROOM 8' 2" x 6' 9" (2.49m x 2.06m): Aluminium framed sealed unit double glazed window to front aspect with marble sill. Low voltage downlighters inset. Modern white suite comprising: low level w.c., pedestal wash hand basin and corner shower cubicle housing a thermostatically controlled mains fed shower with glass sliding doors. Grey glazed marble effect tiles to shower area and half height to all walls. Reproduction style roll top bath with ball and claw feet. Ceramic tiled floor with underfloor heating.

Second Floor :

BREAKFAST BAR AREA 7' 3" x 6' 3" (2.21m x 1.90m): Velux roof light. Oak preparation surface with store cupboards below. Exposed brick feature wall. Contemporary style radiator. Brushed alloy 13 amp power points. Slate tiled floor. Door to:

KITCHEN 9' 9" x 8' 9" (2.97m x 2.66m): Aluminium framed sealed unit double glazed window to rear aspect with oak sill. Low voltage downlighters inset. Range of solid oak custom painted eye level and base units having natural oak preparation surfaces with ceramic one and a half bowl sink unit inset with chrome mixer tap. Built in Hotpoint 4 ring electric hob with matching electric double oven and grill below with integrated extractor hood over. Integrated slimline dishwasher. Space for

fridge/freezer. Brushed alloy 13 amp power points. Slated tiled floor. Exposed brick feature wall. Large opening to:

OPEN PLAN LOUNGE/DINING ROOM 17' 10" x 17' 7" (5.43m x 5.36m): Low voltage downlighters inset. Two Velux roof lights. Two single panel central heating radiators. Brushed alloy 13 amp power points. Two television aerial points. Central heating thermostat. Natural oak floor. Aluminium framed sealed unit double glazed bi-fold doors opening onto the natural slate terrace.

Outside :

FRONT : Indian stone paved driveway for 2/3 vehicles.

REAR : Shallow wall and deep Indian stone paved steps with glass and stainless steel hand rail and balustrade to the first floor terrace, providing a pleasant timber decked seating area with exposed curved stone wall. Stepping stones set within the sloping lawns continue up to the upper level outside space, which consists of a slate paved patio and lawns. To the exterior of the property is one external clad wall of cedar wood. External power point and light.

INTEGRAL DOUBLE GARAGE 17' 7" x 17' 3" (5.36m x 5.25m) internal measurements: Electrically operated up and over door. Power and light. Two sealed unit double glazed windows. Wall mounted Mains gas combination boiler.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: D

DIRECTIONS: SAT NAV: CW12 3NE

