

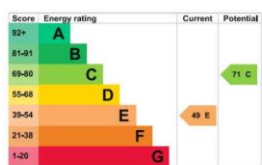


Energy performance certificate (EPC)	
West View Congleton Edge CONGLETON CW12 3NB	Energy rating: <b>E</b> Valid until: 12 June 2034 Certificate number: 9272-3039-8296-1504-0280

Property type: Detached house  
Total floor area: 267 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 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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**West View,**  
Congleton Edge, Congleton,  
Cheshire CW12 3NB

**Offers in the Region Of £800,000**

- CHARMING STONE BUILT COUNTRY HOME WITH LARGE ADJOINING ANNEXE
- 3 BEDROOMS, 2 BATHROOMS, 3 RECEPTION ROOMS
- ANNEXE - 2 BEDROOMS, 2 BATHROOMS, LOUNGE AND DINING KITCHEN
- GARDENS AND GROUNDS EXTENDING TO APPROX 1 ACRE
- PRIVILEGED CONGLETON EDGE LOCALITY

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

Rare is the opportunity to purchase such a stunning property in such a truly magnificent location! 'West View' sits atop Congleton Edge Road which is perhaps the area's most exclusive address, and it's easy to see why! Picturesque and tranquil countryside surrounds you, yet despite its rural location, local amenities, schools, country pubs and the useful train station are all within easy reach making this property the ideal home for families as well as a whole range of buyers. (positioned only five minutes from Hightown).

The property itself is a real gem that can't fail to leave a smile on your face! Its traditional stone appearance is complemented by grounds and gardens which extend to approx. 1 acre, that is simply ideal for those of you looking for a slice of 'The Good Life'!

It is believed to have formally been a farm labourers cottage, dating back to circa 1854, and since in the ownership of the current vendors was completely overhauled, renovated and substantially extended within the last 40 years to create a spacious three bedroom residence with the enormous advantage of an adjoining 2 bed 2 storey annexe, which would suit an elderly, dependent or independent relative, offering self-containment and separation from the main residence. It also has massive potential, with some ingenious design flair to create a property of 'Grand Design'.

Its grounds are substantial, extending to approx. 1 acre, formed with formal gardens, extensive terrace areas, enveloped in established flora, fauna, and impressive mature trees. The driveway areas are equally impressive with space for multiple vehicles, motorhome, caravan, and the like. The detached stone-built garage, probably the original hayloft, has been altered to a two-storey barn, with games room, sunroom and shower room on the ground floor and a large first floor room which will suit the likes of a gym/library or work from home office.

As you enter the property you will immediately feel the warm welcome of its charm. The three reception rooms boast natural exposed stone walls, fireplaces, and other features you would expect from such a prestigious building. The kitchen and utility are ideal for servicing country life and of note is the useful downstairs cloakroom.

On the galleried landing leading to the three well-proportioned bedroom, family bathroom and en suite shower room which again, all boast charming features of their own as well as reaching views over the immediate grounds to all sides.

Accompanying the main residence is a large two storey annexe constructed around time the vendors main residence was extended some 40 years ago. This in itself is a substantial property boasting its own private hall, lounge, dining kitchen, ground floor bedroom and bathroom, whilst to the first floor is a further bedroom and second bathroom.



They say a picture paints a thousand words so please take some time to enjoy the images of this magical home and call us now to book your internal viewing....before it's too late!

Congleton Edge is located toward the South East of Congleton and is regarded as one of Congleton most privileged locations. As its name suggests, it is on the fringe of the town, in the highly desired area of Mossley.

Mossley is a popular suburb, which is often favoured for its proximity to town and its excellent commuting links toward Manchester via the railway station and the A523. It is home to a well regarded Primary School and a selection of conveniences at Hightown, all of which are easily within walking distance..

This highly sought after area of Congleton is also very fortunate to enjoy useful amenities and some very beautiful open spaces, with the likes of the Macclesfield Canal, Biddulph Valley Way bridle path, two golf courses and Bosley Cloud all on your doorstep.

Bosley Cloud is a prominent local landmark owned by the National Trust, located on the Cheshire border and only a few miles West of the Peak District National Park boundary. It is one of the highest hills in the area, offering extensive views of the surrounding area and particularly popular with those that just love the outdoors.

Congleton provides excellent access to the North West Motorway network with nearby junctions at either Sandbach or Holmes Chapel, yet South Manchester commuters often choose this side of the town as the local railway station lies on the West Coast Main Line.

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

**ENTRANCE :** Timber panelled and glazed door to:

**PORCH :** Timber framed window to front aspect. Exposed stone walls. Door to Annexe. Timber panelled and glazed door to:

**HALL 11' 3" x 7' 7" (3.43m x 2.31m) :** Pine staircase to first floor. Single panel central heating radiator. 13 Amp power points.

**LOUNGE 20' 1" x 13' 1" (6.12m x 3.98m) :** Exposed oak beams. PVCu double glazed window to side aspect. Double panel central heating radiator. Multi fuel stove set on stone surround and slate hearth. 13 Amp power points. TV point. PVCu double glazed French doors to side area. PVCu double glazed sliding patio doors to rear patio.

**DINING ROOM 14' 0" x 12' 0" (4.26m x 3.65m) :** PVCu double glazed window to front aspect. Exposed beams to ceiling. Double panel central heating radiator. 13 Amp power points. Inglenook fireplace with cast iron fire and ovens with oak mantle over. Maple floor. PVCu double glazed door to front aspect. Stone pillared opening to:



**KITCHEN 14' 0" x 8' 10" (4.26m x 2.69m) :** PVCu double glazed window to front aspect. Exposed beams to ceiling. Cream fronted shaker style eye level and base with oak effect preparation surfaces over, with ceramic 1.5 sink unit inset. Space for electric cooker set within Inglenook with oak mantle over. Space for dishwasher. Space for fridge freezer. 13 Amp power points. Maple floor.

**REAR PORCH/BOILER ROOM 13' 2" x 4' 1" (4.01m x 1.24m) :** PVCu double glazed window to rear aspect. Floor mounted oil fired boiler. Space and plumbing for washing machine. Door to outside. Door to inner porch with PVCu double glazed window to rear aspect.

**CLOAKROOM :** PVCu double glazed window to rear aspect. Low level W.C. Glazed hand made wash hand bowl set on wash stand.

**STUDY 10' 0" x 9' 9" (3.05m x 2.97m) :** PVCu double glazed window to rear aspect. Single panel central heating radiator. Single panel central heating radiator. 13 Amp power points. Door to hall.

**First Floor :**

**GALLERIED LANDING 16' 9" x 7' 8" (5.10m x 2.34m) :** Pine hand rail and turned spindles. PVCu double glazed window to front aspect. Single panel central heating radiator.

**BEDROOM 1 REAR 20' 0" x 11' 8" (6.09m x 3.55m) :** Dual aspect PVCu double glazed windows. Numerous fitted wardrobes and drawers. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 2 FRONT 14' 0" x 8' 7" (4.26m x 2.61m) :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 12' 0" x 8' 6" (3.65m x 2.59m) :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**EN SUITE :** PVCu double glazed window to front aspect. Low level W.C. Pedestal wash hand basin. Shower cubicle housing a Triton electric shower.

**BATHROOM 9' 11" x 9' 8" (3.02m x 2.94m) :** PVCu double glazed window to rear aspect. Modern suite with white panelled bath. Low level W.C.. Hand crafted and painted South African wash hand bowl set on wash stand with drawers beneath. Large walk in shower with glass screens housing an electric mains fed shower. Centrally heated towel radiator. Stone effect tiled floor. Airing cupboard with lagged cylinder.

**Annexe :**

**ENTRANCE :** Timber panelled door to:

**HALL 12' 0" x 9' 9" (3.65m x 2.97m) :** Coving to ceiling. Single panel central heating radiator. PVCu double glazed window to front aspect. Pine spindled staircase to first floor.

**SITTING ROOM 17' 10" x 11' 10" (5.43m x 3.60m) :** PVCu double glazed bow window to rear aspect. Coving to ceiling. Stone fireplace with stone hearth. Double and single panel central heating radiators. 13 Amp power points. TV point. PVCu double glazed French doors to outside.

**KITCHEN DINING ROOM 14' 10" x 12' 0" (4.52m x 3.65m) :** Dual aspect PVCu double glazed windows. Base units with preparation surfaces over, with single drainer sink unit inset. Slot in electric cooker. Space and plumbing for slimline dishwasher. Space for fridge/freezer. Double panel central heating radiator. 13 Amp power points.



**UTILITY ROOM 6' 5" x 4' 10" (1.95m x 1.47m) :** PVCu double glazed window to front aspect. Preparation surface with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Built in cupboards with electric points for freezer. Door to outside..

**BEDROOM 1 14' 2" x 8' 10" (4.31m x 2.69m) :** PVCu double glazed window to front aspect. Built in wardrobes and drawers fittings with matching bedside units. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 9' 5" x 5' 9" (2.87m x 1.75m) :** PVCu double glazed window to side aspect. Low level W.C. Wash hand basin with cupboard below. Panelled bath. Shower cubicle housing a mains fed shower. Single panel central heating radiator.

**First Floor :**

**GALLERIED LANDING :**

**BEDROOM 2 14' 10" x 12' 1" (4.52m x 3.68m) :** Velux roof light. Single panel central heating radiator. 13 Amp power points. Under eaves storage.

**BATHROOM 11' 10" x 7' 5" (3.60m x 2.26m) :** Velux roof light. Suite comprising: Low level W.C., pedestal wash hand basin and panelled bath. Single panel central heating radiator. 13 Amp power points.

**Outside :**

**FRONT :** Wide driveway entrance to extensive driveway for numerous vehicles. Crazy paving to perimeter pathway.

**REAR + SIDE :** Large expanses of paved terrace overlooking the grounds and garden. Extensive lawns. Established flora and fauna. Mature deciduous trees.

**DETACHED STONE BUILT BARN :**

**Garden Room 9' 10" x 9' 0" (2.99m x 2.74m) :** Hardwood framed sealed unit double glazed floor to ceiling windows with lovely garden aspect. Two sets of French doors to covered terrace with hot tub.

**Games Room 21' 8" x 10' 10" (6.60m x 3.30m) :** Sauna. Power and light. Radiator. Stairs to first floor.

**Shower Room 5' 5" x 5' 1" (1.65m x 1.55m) :** White suite comprising: Low level W.C., wash hand basin with cupboard beneath and corner shower cubicle with Mira electric shower.

**First Floor :**

**Gym/Library/Office 21' 9" x 11' 5" (6.62m x 3.48m) :** Window to side aspect. Door opening to outside front path.

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

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

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

**TAX BAND: F LOCAL AUTHORITY: Cheshire East**

**DIRECTIONS: SATNAV CW12 3NB**

