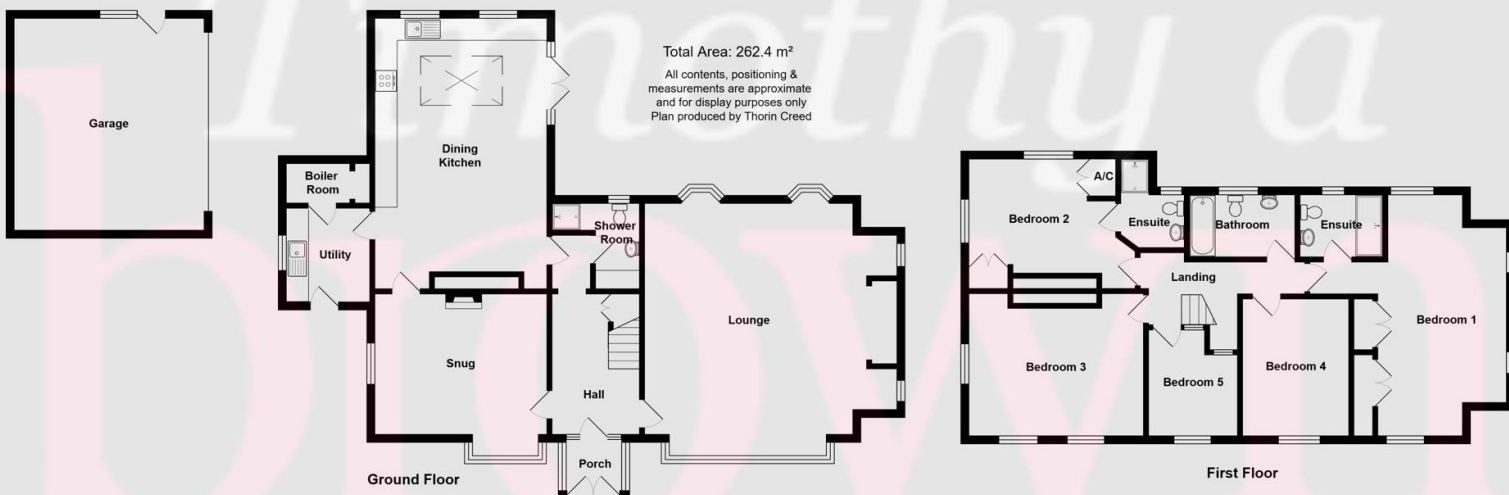


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Energy performance certificate (EPC)

Sunnyside Mow Lane Astbury CONGLETON CW12 3NN	Energy rating E	Valid until: 11 November 2034
		Certificate number: 9727-3943-1209-3564-8200

Property type	Detached house
Total floor area	198 square metres

Rules on letting this property

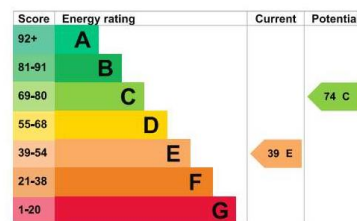
Properties can be let if they have an energy rating from A to E.

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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www.timothyabrown.co.uk



Sunnyside Cottage,
Puddlebank Lane, Astbury,
Congleton, Cheshire CW12 3NN

Selling Price: £850,000

- SPACIOUS, DETACHED COUNTRYSIDE FAMILY HOME
- FIVE WELL-PROPORTIONED BEDROOMS
- CONTEMPORARY OPEN PLAN LIVING DINING KITCHEN
- TWO FURTHER RECEPTION ROOMS
- FAMILY BATHROOM. TWO EN-SUITES
- CHARACTERFUL FEATURES & MODERN COMFORTS
- DETACHED DOUBLE GARAGE
- SPACIOUS DRIVEWAY PROVIDING AMPLE PARKING
- EXTENSIVE GARDENS EXTENDING TO APPROX. 0.5 ACRES
- PEACEFUL RURAL SETTING WITHIN EASY REACH OF AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

A Country Retreat with Stunning Views Sunnyside Cottage offers a tranquil escape from city life. This spacious detached family home boasts panoramic views of the Cheshire countryside and is nestled in a peaceful location. Embrace the tranquility of rural living in this stunning detached family home.

Key Features:

- Panoramic Views:** Admire breathtaking vistas of the Cheshire countryside from almost every room.
- Spacious Interiors:** Generous living areas, including a spacious lounge with a cozy inglenook fireplace.
- En trend open plan living:** The kitchen has been extended, creating a contemporary open-plan space.
- Luxurious Bedrooms:** Five well-proportioned bedrooms, including a master suite with en-suite shower room. Family bathroom and second ensuite
- Outdoor Oasis:** Extending approximately to 0.5 acres, the expansive gardens with mature trees and shrubs, are perfect for relaxation and entertaining.
- Convenient Location:** Situated in a peaceful rural setting, yet within easy reach of local amenities and transport links.

Experience the Charm:

- Characterful Features:** Exposed brickwork, high ceilings, and large bay windows.
- Modern Comforts:** Gas central heating and double glazing.
- Ample Parking:** Detached double garage and a spacious driveway.

Located in the heart of Cheshire within the stunningly picturesque rural locality of Astbury, surrounded by countryside, extensive views across meadowland, The Cheshire Plain and on a clear day as far as the Welsh Mountains.



Positioned close to Congleton Edge, a prominent escarpment, popular with ramblers and local folk who, once at its pinnacle, enjoy the breathtaking views over adjoining counties. The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as is the well known walking route of the ‘Gritstone Trail’ nearby and the Biddulph Valley Way bridle path.

Practically the towns of Macclesfield and Congleton are within 9 miles and 2 miles respectively, with Manchester Airport some 15 miles away offering flights to worldwide destinations. The main town of Macclesfield is offered with its mainline railway station (London Euston in approx 1hr 45mins), 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 blessed with a thriving 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.

Locally, the conveniences at High Town are just a short journey away and provide a wide range of amenities including great pubs, a chip shop, chemist, post office, hairdressers, newsagents etc. High Town is also home to the bustling train station giving access to both north and south. London Euston can be reached within two hours. Manchester Airport can be reached within 35 minutes. Schools in both public and state sector are readily accessible and a wide range of leisure facilities such as golf clubs, shooting clubs and equestrian facilities are nearby.

This unique property offers a rare opportunity to own a slice of the Cheshire countryside. Don't miss your chance to make Sunnyside Cottage your dream home.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed entrance French doors.

RECEPTION PORCH 4' 6" x 4' 10" (1.37m x 1.47m) : Brick built base with PVCu upper panels. Tiled floor. Natural oak entrance door with stained glass and leaded upper panel.

RECEPTION HALL 12' 11" x 8' 0" (3.93m x 2.44m) into stairs : Plate rack. Double panel central heating radiator. 13 Amp power points. Natural oak floor. Return stairs to first floor galleried landing.



LOUNGE 21' 10" x 22' 11" (6.65m x 6.98m) plus walk-in bay window and alcove : Large PVCu double glazed walk-in bay window to front aspect. PVCu double glazed windows to rear aspect. Two double panel central heating radiators. 13 Amp power points. Natural oak floor. Exposed brick Inglenook fireplace with quarry tiled hearth and oak mantle over with cast iron wood burning stove inset.

SNUG 15' 11" x 12' 8" (4.85m x 3.86m) plus walk-in bay window : PVCu double glazed walk-in bay window to front aspect and window to side. Plate rack. Double panel central heating radiator. 13 Amp power points. Natural oak floor. Exposed brick fireplace with slate tiled hearth and wood burning stove inset.

INNER HALL : Door to shower room.

SHOWER ROOM : PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising low level W.C., pedestal wash hand basin and separate shower cubicle with bi-fold door housing a mains fed shower. Slate tiled floor. Chrome centrally heated towel radiator.

OPEN PLAN LIVING DINING KITCHEN 23' 8" x 15' 5" (7.21m x 4.70m) :

DINING KITCHEN AREA : PVCu double glazed roof lantern. Two PVCu double glazed windows to rear aspect. Extensive range of natural wood eye level and base units having natural oak preparation surface over housing a ceramic one and a half wash hand bowl with chefs mixer tap. Built-in Bosch induction 4-ring hob with extractor hood over. Built-in Bosch fan assisted oven/grill with Neff combi microwave oven above. Integrated dishwasher. Space for American style fridge/freezer. Slate tiled floor with under floor heating. PVCu double glazed French doors to garden terrace.

LIVING AREA : Small Inglenook fireplace with enamelled cast iron wood burning stove and oak mantle over. 13 Amp power points. Slate tiled floor with under floor heating.

REAR PORCH/UTILITY 8' 5" x 7' 5" (2.56m x 2.26m) : PVCu double glazed window to side aspect. Custom painted natural wood eye level and base units having quartz preparation surface over with Belfast sink inset with chrome mixer tap. Single panel central heating radiator. Space and plumbing for washing machine and tumble dryer. Slate tiled floor. Composite panelled door to front.

BOILER ROOM : Wall mounted Worcester gas central heating boiler.

First Floor :

BEDROOM 1 FRONT 21' 4" x 11' 7" (6.50m x 3.53m) : Triple aspect PVCu double glazed windows. Feature beams. Double panel central heating radiator. 13 Amp power points. Two double built-in wardrobes. Exposed pine floor.

EN SUITE 7' 5" x 5' 5" (2.26m x 1.65m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: low level W.C., ceramic wash hand basin with cupboard below and large walk-in shower cubicle with mains fed shower and glass screen. Chrome centrally heated towel radiator. Fully tiled walls.



BEDROOM 2 FRONT 15' 10" x 12' 2" (4.82m x 3.71m) plus alcove : Dual aspect PVCu double glazed windows. Two double panel central heating radiators. 13 Amp power points. Exposed painted pine floorboards.

BEDROOM 3 REAR 13' 1" x 10' 4" (3.98m x 3.15m) : Dual aspect PVCu double glazed windows. Double panel central heating radiator. 13 Amp power points. Exposed painted pine floorboards. Built-in store cupboards. Cupboard housing hot water cylinder.

EN SUITE 5' 9" x 4' 10" (1.75m x 1.47m) plus shower enclosure : PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: low level W.C., pedestal wash hand basin and shower cubicle with bi-fold doors housing a mains fed shower. Chrome centrally heated towel radiator. Tiled to splashbacks. Exposed painted pine floorboards.

BEDROOM 4 FRONT 12' 10" x 8' 10" (3.91m x 2.69m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Exposed pine floorboards.

BEDROOM 5 FRONT 8' 0" x 9' 9" (2.44m x 2.97m) maximum : PVCu double glazed window to front aspect. 13 Amp power points. Double panel central heating radiator.

BATHROOM 9' 6" x 5' 5" (2.89m x 1.65m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: low level W.C., pedestal wash hand basin and tiled panelled bath. Chrome centrally heated towel radiator. Fully tiled walls. Painted pine floorboards.

Outside :

FRONT : Wide vehicular cobble laid entrance to driveway extending to an area providing parking for numerous vehicles, which terminates at the detached garage. To the front of the property is an extensive golden shale laid terrace which wraps around the perimeter of the property, beyond which are lawned gardens with established borders. This elevation captures far reaching stunning views over The Cheshire Plain.

SIDE & REAR : Gold shale terrace ideal for outside dining, and extensive lawns, plus an additional patio seating area. Large timber fort.

DETACHED GARAGE 18' 11" x 16' 11" (5.76m x 5.15m) internal measurements : Electrically operated roller shutter door. Power and light. PVCu double glazed door to side.

TENURE : Freehold (subject to solicitors verification).

SERVICES : Electric and water are connected. LPG central heating. Septic tank.

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

LOCAL AUTHORITY: Cheshire East TAX BAND: G

DIRECTIONS: SATNAV CW12 3NN

