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### Energy performance certificate (EPC)

Property address 2-4 West Street Congleton, Cheshire CW12 1JR	Energy rating <b>D</b>	Valid until 14 August 2028
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Property type: Detached house  
Total floor area: 245 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can let properties with an energy rating from F or G if you have a valid exemption certificate. You can find out more about exemptions at [www.gov.uk/exemptions](#).

#### Energy rating and score

The property's energy rating is D. This is the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	45 D	76 C
39-54	E		
21-38	F		
1-20	G		

The graph shows the 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

#### Breakdown of property's energy performance

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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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

## The Old Barn

Biddulph Road, Mossley, Congleton, Cheshire  
CW12 3LZ

Selling Price: £895,000

- BEAUTIFULLY PRESENTED CONVERTED BARN
- ORIGINALLY PART OF THE HISTORIC MOSSLEY HALL ESTATE
- THREE RECEPTION ROOMS /FOUR BEDROOMS /THREE BATHROOMS
- METICULOUSLY MAINTAINED MATURE GARDENS
- FLEXIBLE ACCOMMODATION TO SUIT EXTENDED FAMILIES
- STONE BUILT DOUBLE GARAGE/BRICK BUILT ENTERTAINMENT ROOM/ATTACHED WORKSHOP
- HUGE AMOUNT OF DRIVEWAY PARKING
- VIEWS OVER CONGLETON EDGE & CONGLETON GOLF COURSE
- HIGHLY REGARDED MOSSLEY AREA



FOR SALE BY PRIVATE TREATY (Subject to contract)

Originally part of the historic Mossley Hall Estate, this beautifully presented barn, dating back to the early 1800s, was converted into a residence in the 1950s and has since been modernised and extended by previous owners, and thoroughly updated by its current vendors.

This charming, detached property sits in an elevated position with the whole property extending to approximately one third of an acre with expansive views of Congleton Edge and Congleton Golf Course, surrounded by meticulously maintained mature gardens.

Located in Mossley, one of Congleton’s most sought-after residential areas, The Old Barn offers a rural setting while remaining conveniently close to local amenities, the railway station, Mossley primary school and the golf course.

The entrance hallway featuring a herringbone natural wood flooring, provides access to three of the four bedrooms, the bathroom, and a utility area. Stairs lead to the first-floor living space, where the reception rooms take full advantage of the stunning views of the gardens, golf course, and the picturesque Bosley Cloud.

The first-floor landing, which extends the length of the home, leads to a separate shower room and the principal bedroom, complete with a dressing area and en-suite. The spacious dining kitchen offers an extensive range of fitted units, integrated appliances, and two large picture windows with window seats that overlook the beautifully landscaped gardens. The dining room, with its charming exposed beams, also offers garden views, while the centrepiece of the home is the expansive sitting room. Featuring a cast-iron wood/solid fuel burner and large windows on two sides, this room provides a tranquil space to enjoy the gardens and surrounding countryside. From the sitting room, steps lead down to the garden room, which also offers access to the cellar and the garden.

The home benefits from gas-fired central heating with thermostatic valves on all radiators and an alarm system for added security.



In addition to the double garage, there is ample off-road parking within the grounds, which boast beautiful lawns, flowerbeds, and extensive patio areas. Outbuildings include an entertainment room with a brick-built barbecue and attached workshop, adding to the property's unique charm.

The accommodation briefly comprises  
(all dimensions are approximate)

FRONT ENTRANCE : Open storm porch with carriage style light fittings. Timber panelled and glazed door with glazed matching side panels to:

ENTRANCE HALLWAY 11' 8" x 6' 10" (3.55m x 2.08m) : Coving to ceiling. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Two wall light points. Herringbone oak parquet flooring.

RIGHT HAND INNER HALL 10' 2" x 8' 4" (3.10m x 2.54m) : PVCu double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Herringbone oak parquet flooring.

BATHROOM 13' 8" x 7' 2" (4.16m x 2.18m) into shower cubicle : PVCu double glazed window to rear aspect. Inset downlighters. White suite comprising: low level W.C., wash hand basin set in vanity unit with double cupboard below and tiled panelled bath. Separate tiled shower cubicle housing a mains fed shower. Contemporary wall mounted radiators. Tiled to splashbacks. Tiled floor.

BEDROOM 3 REAR 11' 8" x 10' 9" (3.55m x 3.27m) to wardrobes : Two PVCu double glazed windows to rear aspect. Double panel central heating radiator. 13 Amp power points. Two double built-in wardrobes with hanging space and shelving with overhead storage cupboards. Herringbone oak parquet flooring (concealed with carpet).

UTILITY 8' 8" x 5' 7" (2.64m x 1.70m) : Low voltage downlights inset. Double panel central heating radiator. 13 Amp power points. Preparation surfaces with stainless steel circular sink unit inset with cupboard below. Space and plumbing for washing machine. PVCu double glazed door to rear.

LEFT HAND HALLWAY OFF MAIN HALL : Bullseye window to front aspect. Cloaks area. Understairs storage. Stairs to first floor.

BEDROOM 2 REAR 13' 0" x 10' 0" (3.96m x 3.05m) : Two PVCu double glazed windows to rear aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 12' 0" x 10' 4" (3.65m x 3.15m) : PVCu double glazed windows to front aspect. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Recessed wardrobe.

First Floor :

GALLERIED LANDING 24' 4" in length : Two PVCu double glazed windows to front aspect. Two single panel central heating radiators. 13 Amp power points. Linen cupboard with single panel central heating radiator. Natural American white oak flooring. Access to roof space.



SEPARATE SHOWER ROOM 7' 4" x 7' 2" (2.23m x 2.18m) : PVCu double glazed windows to side and rear aspects. Inset downlighters. White suite comprising: low level W.C., wash hand basin set in natural oak wash stand and separate fully enclosed shower cubicle with Aqualisa electric shower. Shaver point. Contemporary style towel radiator. Wall and floor tiles.

PRINCIPAL BEDROOM 14' 5" x 12' 7" (4.39m x 3.83m) : PVCu double glazed window to front and side aspect. Exposed timber beam to ceiling. Inset downlighters. Double and single panel central heating radiator. 13 Amp power points. Range of wooden fronted bedroom furniture comprising: two double wardrobes and one double three quarter length wardrobe with drawers beneath and corner shelves.

DRESSING AREA 6' 10" x 5' 9" (2.08m x 1.75m) : PVCu double glazed window to rear aspect. Exposed timber beam to ceiling. 13 Amp power points.

EN SUITE SHOWER ROOM 5' 6" x 5' 0" (1.68m x 1.52m) : PVCu double glazed window to rear aspect. Exposed timber beam to ceiling. Modern white suite comprising: low level W.C. with concealed cistern, wash hand basin set in oak effect vanity unit with cupboards below and separate fully enclosed shower cubicle housing mains fed jet shower. Contemporary style towel radiator. Fully tiled walls and floor.

BREAKFAST KITCHEN 12' 8" x 12' 4" (3.86m x 3.76m) : Two PVCu double glazed windows to rear aspect with window seats to each. Exposed timber beams to angular ceiling. Bespoke kitchen fitted with a range of wood panel fronted eye level units (3 being glass fronted display cabinets), display shelves and trinket drawers and base units having natural granite preparation surfaces over. Under pelmet lighting. Built-in 4-ring ceramic hob with extractor canopy over with fan assisted double oven and grill below. Integrated dishwasher. Space for fridge freezer. Two double panel central heating radiators. Full length pantry cupboard. Tiled to splashbacks. 13 Amp power points. BT telephone point (subject to BT approval). Natural American white oak flooring.

DINING ROOM 12' 8" x 12' 2" (3.86m x 3.71m) : Two PVCu double glazed windows to rear aspect each with its own natural oak window seat. Exposed beams to angular ceiling. Double panel central heating radiator. 13 Amp power points. Natural American white oak flooring.

Steps leading down from Galleried Landing to :

LOUNGE 24' 2" x 18' 2" (7.36m x 5.53m) : Triple aspect PVCu double glazed windows with 180 degree garden view and arched gothic style feature window. Two double panel central heating radiators. Single panel central heating radiator. 13 Amp power points. Television aerial point. Cast iron wood burner set on slate tiles. Natural American white oak flooring. Stairs lead down to:

GARDEN ROOM 18' 6" x 10' 6" (5.63m x 3.20m) : PVCu double glazed picture window. Inset downlighters. Two PVCu double glazed french doors to rear garden. Double panel central heating radiator. 13 Amp power points. Television aerial point. Natural American oak flooring.

CELLAR HEAD : Wall mounted Glowworm gas central heating boiler. Steps to:

CELLAR 12' 11" x 10' 5" (3.93m x 3.17m) : Vaulted ceiling. Light.



Outside :

FRONT : Integral store with light. The property is approached via stone gate posts through to a block paved driveway which continues along the front of the property to the right hand side expanding to create a generous parking area and terminates at the garage. To the immediate left is a further parking bay laid to matching block paving.

To the right hand side :

STONE BUILT GARAGE 19' 3" x 19' 8" (5.86m x 5.99m) internal measurement : Slate roof. Power and light. Electrically operated roller shutter door. Personal door.

Beyond the garage are steps down to a courtyard area laid with York stone slabs and semi circle seating area. :

DETACHED STORES :

BRICK BUILT ENTERTAINMENT ROOM 20' 11" x 10' 6" (6.37m x 3.20m) : Folding timber doors. Hipped roof. Brick built barbecue. 13 Amp power points. Light. Storage heater. Quarry tiled floor.

ATTACHED STORE/WORKSHOP 11' 1" x 10' 6" (3.38m x 3.20m) : Hipped roof. Power and light. Storage heater. Full length work bench.

REAR : Adjacent to the rear of the property and spanning its full length is an extensive and deep Indian stone paved terrace, perfect for outside relaxing and dining and features raised flower beds and deep established flower borders and ornamental stream water feature. To one corner is a discreet terrace with rustic brick walls as a backdrop. Towards the end of this barn is an elevated lawn garden with paved dining area beneath an oak framed pergola. Wide gentle Indian stone paved steps lead onto the main garden formed with extensive lawns and flower borders. Mature boundary hedgerow and specimen trees, all of which enjoy priceless views over the 5th green of Congleton golf course.

TENURE : Freehold (subject to solicitors verification).

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

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

TAX BAND: G

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 3LZ

