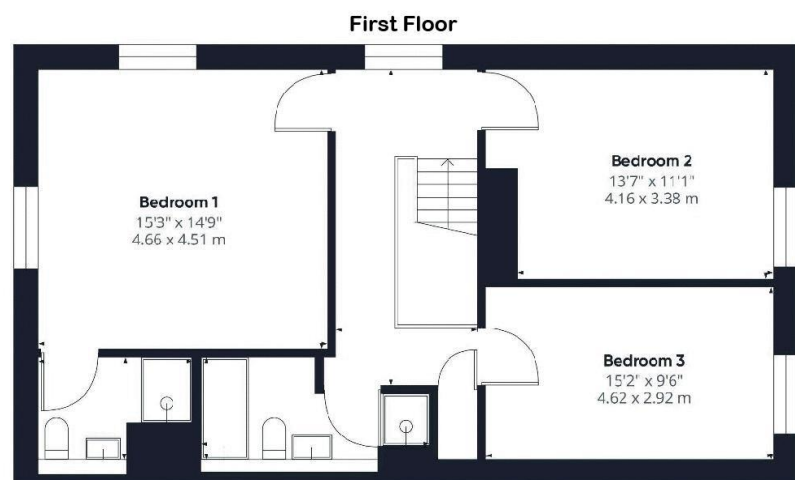




Energy performance certificate (EPC)			
2 Lawton Hall, Lawton Hall Drive, Church Lawton, STOKE-ON-TRENT ST7 3ET	Energy rating D	Valid until: 28 January 2034	Certificate number: 0390-2115-9390-2224-0455
Property type	Mid-terrace house		
Total floor area	155 square metres		

Rules on letting this property

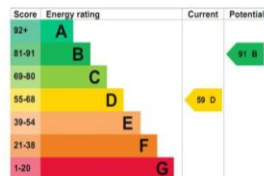
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

[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.

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

Timothy a brown

www.timothyabrown.co.uk

2 Lawton Hall Drive,
Church Lawton, Cheshire ST7 3ET

Offers Over £400,000

- THREE BEDROOM MEWS IN GRADE II LISTED MANSION
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS WITH LAKE VIEWS
- BREAKFAST KITCHEN
- SITTING ROOM WITH ACCESS TO REAR TERRACE & LAKE VIEWS
- DOUBLE BARN GARAGE
- ACRES OF ESTATE TO INCLUDE PARKLAND & WOODLAND
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO ONWARD CHAIN.

Lawton Hall, which was for many centuries the country residence of the Lawton family, is an imposing double-fronted mansion, dating partly back from the days of George II. Situated in south-east Cheshire, it stands on a natural terrace 350 feet above sea-level, in the midst of extensive grounds. On the north side lies the well wooded Cheshire Plain, and on the south there is the ridge of the Staffordshire and Cheshire hills.

This beautiful GRADE II listed mansion was renovated by award winning Gleeson Homes in 2002 into only 9 stunning luxury homes. This particular spacious light and airy two storey mews is immaculately presented and comprises entrance hall with storage cupboard, cloakroom W.C., breakfast kitchen and sitting room to the ground floor.

At first floor level, the galleried landing allows access to the principal bedroom with en-suite shower room, two further bedrooms and a quality family bathroom.

Outside is a stone terrace to the rear, two carports behind electric gates and guest parking.

Additionally, there are the extensive, beautifully landscaped communal gardens and grounds with lake, and woodland.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Timber and glazed front door to:

HALL : Traditional style radiator. 13 Amp power points. Stairs to first floor. Door to understairs storage with shelving and space for dryer. Tiled floor with underfloor heating.

CLOAKROOM W.C. : Timber framed Georgian style sash window. White suite comprising: Low level W.C. and wash hand basin. Half tiled walls. Chrome heated towel radiator. Tiled floor.

SITTING ROOM 15' 1" x 20' 10" (4.59m x 6.35m) : Timber framed Georgian style sash window. Feature fireplace. Traditional style radiator. 13 Amp power points. Oak flooring. Timber and glazed door to private patio garden area with views over the lawn onto the lake.

BREAKFAST KITCHEN 15' 1" x 14' 4" (4.59m x 4.37m) : Two timber framed Georgian style windows to dual aspects. Fitted with a range of quality matching eye level and base units with contrasting preparation surfaces having stainless steel single drainer 1.5 bowl sink inset. Gas hob with extractor over. Split level double oven. Integrated fridge, freezer, dishwasher and washing machine. Tiled splashbacks. Traditional style radiator. 13 Amp power points. Tiled floor.

First Floor :

GALLERIED LANDING : Access to roof space. Timber framed Georgian style sash window to side aspect. Doors to all rooms. Traditional style radiator. 13 Amp power points. Door to boiler cupboard with shelving.

BEDROOM 1 15' 3" x 14' 9" (4.64m x 4.49m) : Two timber framed Georgian style sash windows to dual aspects. Traditional style radiator. 13 Amp power points.

EN-SUITE : White suite comprising: Low level W.C., wash hand basin with Hansgrohe mixer tap and large shower enclosure with multi jet system. Half tiled walls. Chrome heated towel radiator. Tiled floor.



BEDROOM 2 13' 7" x 11' 1" (4.14m x 3.38m) : Timber framed Georgian style sash window overlooking lake. Traditional style radiator. 13 Amp power points.

BEDROOM 3 15' 2" x 9' 6" (4.62m x 2.89m) : Timber framed Georgian style sash window overlooking lake. Traditional style radiator. 13 Amp power points. Double fitted wardrobes and large chest of drawers.

BATHROOM : Quality white suite comprising: Low level W.C., wash hand basin with Hansgrohe mixer tap, Villeroy and Boch panelled bath and separate large shower enclosure. Half tiled wall. Chrome heated towel radiator. Shaver point. Tile floor.

Outside :

FRONT : Driveway leading to barn garages with open views over the lawned grounds.

REAR : Paved terrace with box hedge with views over sloping lawns down to the lake.

DOUBLE BARN GARAGE : A secure gate leads to the communal garages with this particular property having an open fronted 2 bay garage measuring 17ft 3in x 17ft 4 in. Power and light.

TENURE : Leasehold. 980 years remaining on the lease. Current ground rent: £250 per annum. Current service charge: £260.58 per calendar month. Service charge includes - grounds maintenance, block buildings insurance, external window cleaning, communal external electricity, general external maintenance and communal decoration to The Hall.

SERVICES : Mains electric, water and drainage are connected (although not tested).

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV ST7 3ET

