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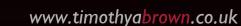












Timothy a

Offers in the Region Of £735,000

Nick I' Th' Hill, Congleton Edge,

Timothy a











Holly Cottage,

Congleton CW12 3NB





- STUNNING RURAL SEMI-DETACHED COTTAGE
- FOUR BEDROOMS
- MODERN FITTED DINING KITCHEN & SEPARATE UTILITY.
- TWO FURTHER RECEPTION ROOMS
- FAMILY BATHROOM & TWO EN-SUITES
- TRADITIONAL COTTAGE CHARACTER WITH MODERN FINISHES
- AMPLE CAR PARKING & TWO GARAGES
- EXTENSIVE GROUNDS & GARDENS WITH OPEN COUNTRYSIDE VIEWS
- HIGHLY REGARDED & SOUGHT AFTER CONGLETON EDGE LOCATION

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 1|R

FOR SALE BY PRIVATE TREATY (Subject to contract)

What a rare opportunity to purchase such a stunning property in such a truly magnificent situation! Holly Cottage is a 'hidden gem' sitting at the top of Congleton Edge which is a highly-regarded and sought-after location, with beautiful country walks on your doorstep.

This home is rural, however within a few minutes drive there are all the local amenities in Hightown/Mossley area which is at the bottom of Congleton Edge Road. These amenities include Congleton Railway Station, public houses and a parade of shops which provide a pharmacy, convenience stores and takeaways. Finally, it's in the catchment area of Mossley Primary School which has an outstanding reputation.

The property is set in extensive grounds with two garages to the front with ample car parking and lawned gardens to the rear. It has a tiered garden comprising of large al fresco patio, lawns with mature shrubs and specimen trees, fish pond, greenhouse, and having stunning views over the adjoining countryside.

Internally, the property retains traditional cottage style character but also having all the modern conveniences that purchasers require.

On entering Holly Cottage, you are met with a large hallway with rustic charm having stairs and doors to the ground floor rooms which comprise lounge, snug, large modern fitted 'L'-shaped fitted kitchen with dining area, utility room, double bedroom 4 and a family bathroom.

At first floor level, the landing, having a pleasant seating area, allows access to three good sized bedrooms, two of which have en-suites.

All things considered, this double glazed and oil fired centrally heated family home is a fantastic opportunity, with viewing highly recommended to appreciate its many merits.



The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE: Composite front door to:

HALL: A lovely cottage feel with rustic timber beams and exposed stone wall. Stairs to first floor with under stairs storage. Separate storage cupboard. Radiator. 13 Amp power points. Karndean flooring.

LOUNGE 19' 0" x 16' 8" (5.79m x 5.08m): PVCU double glazed window to front aspect. Feature electric fire set in Inglenook. Two feature radiators. 13 Amp power points. Karndean flooring. PVCu double glazed French doors to rear. Door to:

BEDROOM 4 8' 10" x 16' 8" (2.69m x 5.08m) : PVCU double glazed windows to front and rear aspects. Radiator. 13 Amp power points.

BATHROOM: PVCu double glazed opaque window to front aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with central taps. Chrome heated towel radiator. Fully tiled walls and floor.

SNUG 12' 2" \times 12' 3" (3.71m \times 3.73m) : PVCU double glazed window to front aspect. Cast iron multi-fuel stove. 13 Amp power points.

DINING KITCHEN 21' 11" x 18' 1" (6.68m x 5.51m) max: Velux roof light. PVCu double glazed window to rear aspect. Attractive quality fitted eye level and base units with central island bar having seating area and AEG ceramic induction hob. Inset Belfast sink with mixer tap. Split level NEFF oven and combination microwave oven. Integrated dishwasher. Wine rack. Space for tall fridge freezer. Three radiators. 13 Amp power points. PVCu double glazed door to rear garden. Door to:

UTILTIY ROOM 8' 6" x 8' 0" (2.59m x 2.44m): PVCu double glazed window to rear aspect. Fitted units having stainless steel single drainer 1.5 bowl sink unit inset. Space and plumbing for washing machine. Space for tumble dryer. Worcester central heating boiler. Tiled splashbacks. 13 Amp power points. Tiled floor.

First Floor:

GALLERIED LANDING: PVCu double glazed window to rear aspect. Seating area. Radiator. 13 Amp power points. Doors to principal rooms.

BEDROOM 1 13' 10" \times 16' 9" (4.21m \times 5.10m) average : PVCU double glazed windows to front and rear aspects. Fitted wardrobes. Radiator. 13 Amp power points. Door to:



EN-SUITE BATHROOM 9' 0" x 13' 6" (2.74m x 4.11m): PVCU double glazed opaque window to rear aspect. Attractive white traditional style suite comprising: Low level W.C., wash hand basin set on attractive timber wash stand and tub bath. Separate double sized shower enclosure. Radiator. Separate chrome heated towel radiator. Tiled floor.

BEDROOM 2 13' 2" x 12' 6" (4.01m x 3.81m) : PVCu double glazed window to front aspect. Cast iron fireplace. Radiator. 13 Amp power points. Doorway to dressing area with fitted wardrobes. Door to:

EN-SUITE SHOWER ROOM 8' 9" x 7' 5" (2.66m x 2.26m): PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and shower enclosure. Radiator. Double doors to airing cupboard.

BEDROOM 3 12' 0" x 10' 8" (3.65m x 3.25m) : PVCu double glazed window to front aspect. Radiator. 13 Amp power points.

Outside:

FRONT: Stone front boundary wall with access to Riverstone driveway and hardstanding with parking for many cars. Garage. E.V. charging station. Cottage style lawn gardens. Patio flagged area.

GARAGE 17' 1" x 14' 10" max 8' 5" min (5.20m x 4.52m max 2.56m min) internal measurements : Power and light. Up and over door. Rear door.

DETACHED GARAGE 10' 2" x 21' 0" max (3.10m x 6.40m max) internal measurements : Up and over door. Power and light. Window and door to side.

SIDE: Gate and path to rear.

REAR: Large patio area. Steps up to large rear garden split into tiers. First tier having fish pond, Riverstone seating area and concealed oil tank. Second tier lawn with greenhouse, planter box, mature trees and shrubs. Third tier lawn and unrestricted views over farmland.

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

SERVICES: Mains water and electricity. Oil fired central heating. Drainage via septic tank.

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

TAX BAND: F.

LOCAL AUTHORITY: Staffordshire Moorlands











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