



**Energy performance certificate (EPC)**

Holly Cottage Congleton Edge CONGLETON CW12 3NB	Energy rating <b>D</b>	Valid until 3 April 2035
Property type Semi-detached house		Certificate number 0360-2662-3440-2705-5881
Total floor area 222 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

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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**Holly Cottage,**  
Nick I' Th' Hill, Congleton Edge,  
Congleton CW12 3NB

**Offers in the Region Of £735,000**

- 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



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. Karndeian 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. Karndeian 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" x 12' 3" (3.71m x 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" x 16' 9" (4.21m x 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.

