



Energy performance certificate (EPC)

Harris Congleton Road Mow Cop STOKE-ON-TRENT ST7 3PJ	Energy rating C	Valid until: 10 September 2027
		Certificate number: 0158-2839-7719-9993-4025

Property type	Detached house
Total floor area	162 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 C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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Timothy a brown

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Harris, Congleton Road,
Mow Cop, Stoke-On-Trent,
Staffordshire ST7 3PJ

Offers Over £475,000

- INDIVIDUALLY DESIGNED 4 BED DETACHED
- ELEVATED POSITION WITH STUNNING COUNTRYSIDE VIEWS
- CONTEMPORARY LIVING KITCHEN
- SEPARATE LOUNGE, STUDY & UTILITY
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- TIMBER DECKED AREAS & LAWNED GARDEN
- INTEGRAL GARAGE & AMPLE PARKING
- RURAL VILLAGE OF MOW COP

FOR SALE BY PRIVATE TREATY (Subject to contract)

Timothy A Brown are particularly pleased to offer For Sale an individually designed modern detached residence which we believe is offered to a well presented standard and would prove extremely difficult for buyers to find a property to match such specification.

The property occupies an elevated position and therefore takes full advantage of the STUNNING VIEWS over rolling pastoral countryside which extends for miles beyond and is pleasantly situated in the semi-rural village of Mow Cop, being a "stones throw" away from the ancient folly of Mow Cop Castle itself. The original vendors completed this property to a good standard, which offers spacious family accommodation complemented with a contemporary style living kitchen complete with integral appliances, beautiful bathroom and en-suite each with underfloor heating, and a useful loft room where one can use to relax. One of the main attributes are the views from the rear from the addition of a high level timber decked terrace extending from the rear of the property and overlooking the lawned gardens.

In brief the accommodation comprises: entrance porch, reception hallway with attractive tiled flooring and handcrafted architraves and skirting, cloakroom, study, lounge with feature contemporary style fireplace and with French doors onto decking, huge living kitchen with dining and sitting area, with utility off. To the first floor are four double bedrooms, three with fitted wardrobes, en-suite shower room, family bathroom and loft room.

To the front the driveway is block paved and provides ample parking and terminates at the integral garage.



Full advantage must be taken to view this home as missing the opportunity will surely disappoint those who intend to view.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Pitched canopy open storm porch with low voltage downlighters inset. Composite door to:

HALL : Low voltage dowlighters inset. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Ornate handcrafted architraves and skirting boards. Ceramic chocolate coloured ceramic tiles with tiled borders. Stairs to first floor. Door to garage.

CLOAKROOM : Low voltage downlighters inset. White suite comprising: low level w.c. and wash hand basin. Single panel central heating radiator. Ceramic chocolate coloured ceramic tiles with tiled border.

STUDY 9' 5" x 8' 4" (2.87m x 2.54m) : PVCu double glazed bay window with inset lead effect to front aspect. Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Ceramic chocolate coloured ceramic tiles with borders.

LOUNGE 16' 10" x 12' 3" (5.13m x 3.73m) : Feature wood burner fire. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors leading out onto decked veranda with stainless steel and glazed sides.

LIVING KITCHEN 25' 5" x 11' 4" (7.74m x 3.45m) : PVCu double glazed windows to dual aspects. Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Extensive range of contemporary style white laminate fronted eye level units with under pelmet lighting, and glass fronted display cabinet with base units having solid granite preparation surfaces over with ceramic Belfast sink inset with commercial style flexi-tap over. Built in electric hob with matching double electric oven and grill below with Baumatic suspended extractor hood over. Integrated dishwasher. Integrated fridge and freezer. Ceramic tiled splashbacks. Kickspace heater. Television aerial point. Large slate effect ceramic tiles as laid to floor with underfloor heating. PVCu double glazed French doors opening onto timber decked area overlaid with artificial grass, with stainless steel and glazed sides and steps down to lower decked area.



UTILITY 7' 9" x 5' 7" (2.36m x 1.70m) : Granite effect laminate preparation surfaces with stainless steel single drainer sink unit inset and cupboard below. Extractor fan Space and plumbing for washing machine. Single panel central heating radiator. 13 Amp power points. Large slate effect ceramic tiles as laid with under floor heating. . PVCu double glazed door to side.

First Floor :

GALLERIED LANDING : PVCu double glazed window to side aspect. Low voltage downlighters inset. Attractive turned spindles to balustrade. Single panel central heating radiator. 13 Amp power points. Airing cupboard with single panel central heating radiator.

BEDROOM 1 REAR 12' 0" x 11' 4" (3.65m x 3.45m) plus recess of 10ft 6in x 4ft 1in : PVCu double glazed window to rear aspect with open views. Low voltage downlighters inset. Single panel central heating radiators. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Built in wardrobes with hanging space and shelves and lighting.

EN SUITE : Low voltage downlighters inset. White suite comprising: low level w.c., stone effect wash hand basin set on beech effect vanity unit with contemporary mixer tap over. Separate fully enclosed shower cubicle housing mains fed shower with large shower head. Wall mounted chrome centrally heated towel radiator. Polished stone effect tiles to walls. Shaver point and light. Matt finished stone effect floor tiles with under floor heating.

BEDROOM 2 REAR 14' 6" x 12' 6" (4.42m x 3.81m) : PVCu double glazed French doors with Juliette balcony to rear aspect with open views. Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Built in wardrobes with hanging space, shelves and lighting.

BEDROOM 3 FRONT 13' 8" x 11' 11" (4.16m x 3.63m) : PVCu double glazed window with inset lead effect to front aspect. Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Built in wardrobes with hanging space, shelves and lighting. Retractable ladder to loft room.

LOFT ROOM 18' 1" x 10' 3" (5.51m x 3.12m) : Velux roof light. Angular ceilings. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Three areas of under eaves storage.



BEDROOM 4 FRONT 10' 1" x 9' 10" (3.07m x 2.99m) : PVCu double glazed window with inset lead effect to front aspect. Low voltage downlighters inset. 13 Amp power points. Single panel central heating radiator. Light oak effect laminate floor as laid.

BATHROOM : PVCu double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: low level w.c., ceramic contemporary style wash hand basin set on a glass top with laminated cupboard below and panelled bath. Separate and fully enclosed shower cubicle housing mains fed shower. Shaver point and light. Extractor fan. Polished tiles to splashbacks. Granite effect floor tiles with under floor heating.

INTEGRAL GARAGE 18' 0" x 9' 11" (5.48m x 3.02m) Maximum Internal Measurements : Electric up and over door. Power and light. Wall mounted Worcester combination boiler.

Outside :

FRONT : A good sized block paved driveway provides ample off road parking. Three carriage style light fittings.

REAR : From the rear of the property a timber decked seating area with balustrade extends from the kitchen. Steps leading down to the lawned garden encompassed with a mixture of timber lapped fencing and privet hedge. A second area of timber decking is found adjacent to the raised area. Underneath the raised area is an enclosed storage area. A block paved path with gate leads to the front. Cold water tap. External carriage style light fittings.

TENURE : Freehold (subject to solicitors' verification).

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

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

TAX BAND: E

LOCAL AUTHORITY: Newcastle-Under-Lyme Borough Council

DIRECTIONS: SATNAV ST7 3PJ

