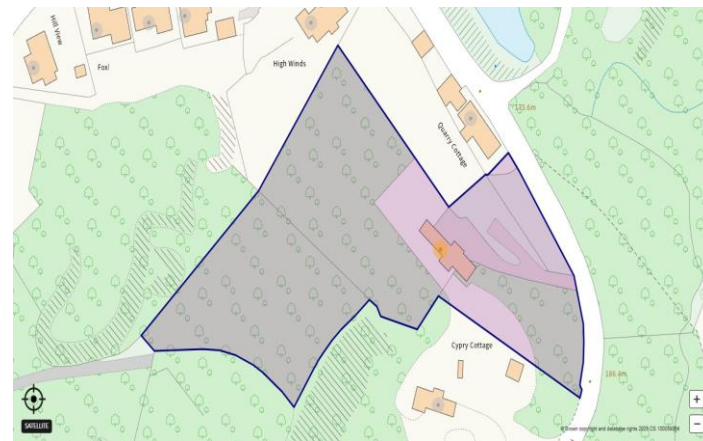
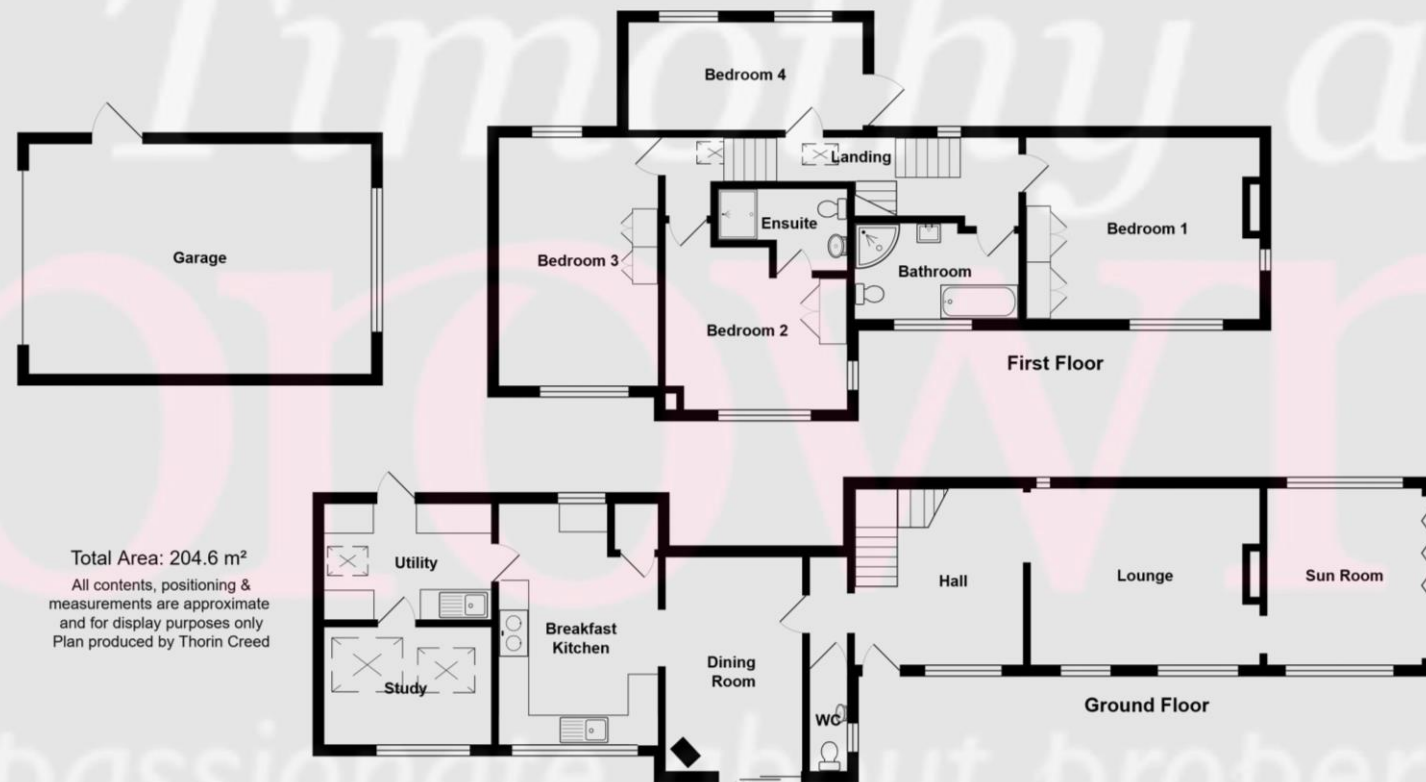




Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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.

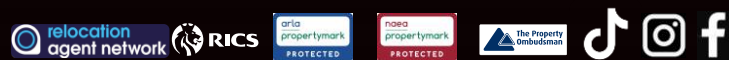


Crows Nest Cottage, Tunstall Road, Timbersbrook, Congleton, Cheshire CW12 3PW

Selling Price: £799,000

- CHARMING FOUR BEDROOM DETACHED STONE COTTAGE
- WELL MAINTAINED & EXTENDED ACCOMMODATION
- RE-ROOFED & QUALITY GLAZING
- LOUNGE, SUNROOM, DINING ROOM & STUDY
- BREAKFAST KITCHEN & SEPARATE UTILITY
- EN-SUITE TO MASTER BEDROOM & FAMILY BATHROOM
- DRIVEWAY, AMPLE PARKING & LARGE DETACHED GARAGE
- SET IN 1.86 ACRE PLOT WITH GARDENS, WOODLAND & GRASSLAND
- FAR REACHING COUNTRYSIDE VIEWS
- RURAL HAMLET OF TIMBERSBROOK

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

FOR SALE BY PRIVATE TREATY (Subject to contract)

Crows Nest enjoys a glorious, elevated location off a country lane set in 1.86 acres of wood and grassland with far reaching views over countryside.

The stone constructed property has been re-roofed, which is well insulated, and the windows have been replaced with quality Everest glazing.

The property over the years has been extended to provide a good size family home which comprises large hall, cloakroom/W.C., lounge, sunroom with bi-folding doors/windows and fantastic views, dining room, fitted breakfast kitchen with oil fired Aga, utility room and study with mezzanine storage.

At first floor level there are four bedrooms, en-suite shower room and family bathroom.

This charming home can be very economical to run. The current vendors have battery electricity back-up installed (subject to separate negotiation) and there are two multi-fuel stoves, two infra-red heating lights and oil-fired central heating.

Externally, the property is accessed off Tunstall Road via its own driveway leading up to a large, detached garage and onto a parking turning area in front of the cottage. The gardens are made up of woodland, gardens and grassland making it ideal for a purchaser "seeking the good life".

Timbersbrook is a sought-after rural area, although a short drive to Congleton, Biddulph and

Hightown, which has all shops and amenities together with Congleton Railway Station. Manchester Airport is 35 minutes drive and there are good connections to the M6 motorway.

There are beautiful countryside walks on the doorstep including the Cloud which has sensational views over Cheshire, Staffordshire and beyond.

Viewing is highly recommended to fully appreciate the merits and location of this home.

The accommodation briefly comprises:
(all dimensions are approximate)

OPEN PORCH : Timber door to:

HALL 11' 3" x 11' 9" (3.43m x 3.58m) : Beams to ceiling. Staircase.

CLOAKROOM/W.C. : White suite comprising: Low level W.C. and wash hand basin. Radiator.

LOUNGE 12' 0" x 15' 4" (3.65m x 4.67m) : Multi-fuel stove set in attractive fireplace. Radiator.

SUNROOM 12' 0" x 10' 4" (3.65m x 3.15m) : Full length bi-folding windows. Infra-red ceiling electric heater & light.

DINING ROOM 14' 4" x 8' 4" (4.37m x 2.54m) : Patio windows. Cast iron multifuel stove. Timber floor.

BREAKFAST KITCHEN 16' 0" x 10' 9" (4.87m x 3.27m) : Beams to ceiling. Pine fitted cottage style eye level and base units. Inset 1.5 bowl sink. Aga oil fired cooker. Tiled splashbacks. Door to understairs pantry. Tiled floor.

UTILITY ROOM 11' 2" x 7' 8" (3.40m x 2.34m) : Velux roof light. Base units having stainless steel single drainer sink unit inset and space and plumbing for washing machine below. Tiled floor. Door to study. Oil fired boiler. Composite door to rear.

STUDY 11' 6" x 8' 0" (3.50m x 2.44m) : Two Velux roof lights with thermal blinds. Ladder to mezzanine storage area. Timber floor with under floor heating.

First Floor :

LANDING : Two Velux roof lights. Stairs to half landing with split staircase to either side. Radiator.

BEDROOM 1 FRONT 15' 3" x 12' 1" (4.64m x 3.68m) max : Beams to ceiling. Infra-red ceiling electric heater and light. Radiator. Double fitted wardrobes and separate cupboard.

BEDROOM 2 11' 4" x 10' 10" (3.45m x 3.30m) : Radiator. Fitted wardrobes. Timber floor.

EN-SUITE 5' 3" x 7' 11" (1.60m x 2.41m) max : White suite comprising: Low level W.C. and wash hand basin set in vanity unit and double shower enclosure. Chrome heated towel radiator. Fully tiled walls.

BEDROOM 3 10' 11" x 6' 6" (3.32m x 1.98m) max : Radiator. Fitted wardrobes.

BEDROOM 4 15' 8" x 8' 0" (4.77m x 2.44m) : Radiator. Large double glazed door to timber decking and rear of the property.

BATHROOM 6' 8" x 11' 5" (2.03m x 3.48m) : White suite comprising: Low level W.C., wash hand basin set in vanity unit, large bath and separate corner shower enclosure. Heated towel radiator. Partly tiled walls.

GARAGE 23' 0" x 15' 0" (7.01m x 4.57m) internal measurements : Electric vehicle access roller door. 7KW car charger. Power and light. Rear window. Side door.

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

SERVICES : Mains water & electricity. Battery electricity storage. Two multi-fuel stoves, two infra-red heating lights and oil-fired central heating. Drainage via septic tank.

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

TAX BAND: G

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3PW

Energy performance certificate (EPC)

Crows Nest Cottage
Tunstall Road
CONGLETON
CW12 3PW

Energy rating
D

Valid until:
9 April 2035

Certificate number:
4035-7027-2400-0228-0292

Property type
Detached house

Total floor area
172 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

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	57 D	72 C
39-54	E		
21-38	F		
1-20	G		

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