

First Floor :

MINSTRELS GALLERY LANDING 17' 9" x 7' 6" (5.41m x 2.28m) : Low voltage downlighters inset. Timber framed sealed unit double glazed dual aspect windows. Two double panel central heating radiators. 13 Amp power points.

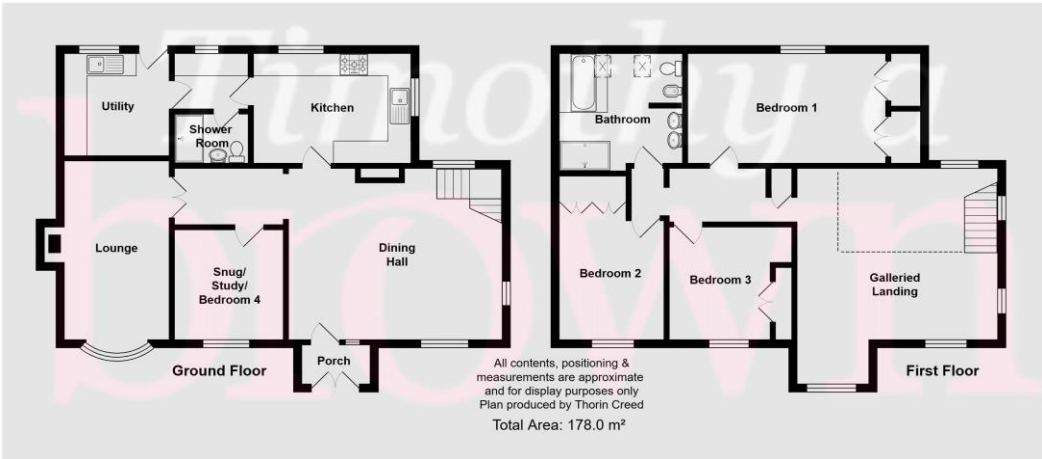
INNER LANDING 12' 5" x 5' 3" (3.78m x 1.60m) : Low voltage downlighters inset. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 REAR 17' 6" x 9' 10" (5.33m x 2.99m) : Timber framed sealed unit double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Two built in wardrobes to under eaves. Access to roof space.

BEDROOM 2 FRONT 12' 1" x 9' 3" (3.68m x 2.82m) : Timber framed sealed unit double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Two built in double wardrobes. Access to roof space.

BEDROOM 3 FRONT 10' 0" x 9' 0" (3.05m x 2.74m) : Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobe. Access to roof space via a retractable ladder.

BATHROOM 11' 3" x 10' 10" (3.43m x 3.30m) : Two Velux roof lights. Low voltage downlighters inset. White suite comprising Low level W.C. with concealed cistern, bidet and His & Hers Villeroy & Boch wash hand basins set on marble effect preparation surface with cupboard beneath. Sunken bath with tiled surround. Walk in tiled shower enclosure with glass screen housing a mains fed shower. Chrome centrally heated towel radiator. Fully tiled walls and floor.



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.

Outside :

FRONT : The spacious forecourt to the front is laid to Indian stone providing an extensive terrace seating area with dry stone boundary walls. Across the track immediate to the front of the property is double width driveway for two cars which then leads to a generous level lawned garden ideal for the kids to kick a football around or throw a cricket ball, all which abuts Tommy's brook. Access to the rear to one side.

SIDE: TANDEM DRIVEWAY FOR TWO CARS. Electric vehicle charging point.

REAR : The landscaped garden features an expansive Indian stone terrace, lawn and well stocked borders, with deep Indian stone tiered Colosseum style steps up to the top section of garden, all of which has a lovely woodland backdrop.

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

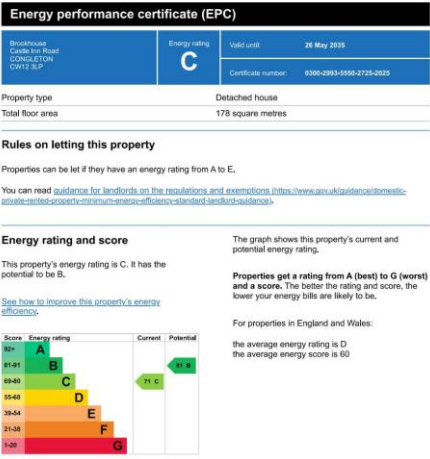
SERVICES : All mains services are connected (although not tested).

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3LP



- ARCHITECTUALLY DESIGNED DETACHED HOME
- THREE SPACIOUS DOUBLE BEDROOMS
- IMPRESSIVE LIVING DINING HALL OVERLOOKED BY MISTRELLS GALLERY
- DELIGHTFUL LOUNGE & COSY SNUG
- FULLY EQUIPPED MODERN BREAKFAST KITCHEN
- SEPARATE UTILITY & GROUND FLOOR SHOWER ROOM
- LUXURIOUS BATHROOM SUITE
- SUBSTANTIAL GROUNDS INCLUDING GENEROUS LAWNS & STONE SUN TERRACE
- EXTENSIVE DRIVEWAY PROVIDING AMPLE PARKING
- RURAL DANE IN SHAW LOCALITY CLOSE TO MOSSLEY, HIGHTOWN AMENITIES & TRAIN STATION

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

Brook House,
Castle Inn Road, Dane In Shaw,
Congleton, Cheshire CW12 3LP

Selling Price: £735,000

A Bespoke Country Retreat with Unrivalled Charm

An OUTSTANDING PURCHASE OPPORTUNITY Awaits: Discover an Architecturally Designed, Unique Home of Grand Proportions in a Quiet, Privileged Rural Setting.

Prepare to be captivated by this truly distinctive residence, offering an incredible amount of versatile accommodation set within delightful, mature grounds. Tucked away in a beautiful, unspoilt rural setting just off Reades Lane in Mossley, this home offers a rare blend of seclusion and supreme convenience.

Step inside a property that truly stirs the imagination. The stunning Dining Hall, majestically overlooked by a Minstrels Gallery, sets an impressive tone. Beyond, find a cosy snug, a delightful lounge, and a modern fitted breakfast kitchen, perfectly equipped for contemporary living. A convenient shower room and a large utility room complete the ground floor's functional spaces.

Ascend to the first floor to discover three spacious double bedrooms and an opulent main bathroom, promising comfort and luxury for the whole family.



Grounds of Serenity & Sublime Location

The property's sublime position is defined by its substantial grounds. Enjoy generous lawns, a magnificent stone sun terrace perfect for entertaining, all surrounded by glorious mature woodland. Adding to its unique charm, the babbling Dane In Shaw brook gracefully features at the top of the garden's western boundary, creating a serene and picturesque backdrop. Extensive driveway areas ensure ample parking.

Despite its idyllic rural spot, you'll never feel isolated. This hidden gem is just a few minutes' drive from Congleton Train Station and the bustling Congleton Town Centre, ensuring easy access to all amenities.

A Lifestyle of Convenience & Natural Beauty

Situated within Dane In Shaw, an area of obvious outstanding natural beauty, you'll enjoy easy access to gentle walks along the tree-lined Biddulph Valley disused railway line and the picturesque Macclesfield Canal. Families will appreciate the close proximity of Mossley C of E Primary School, while a number of well-regarded local hostleries, such as The Queens Head Hotel, The Railway Inn, and The Castle Inn, are just a short stroll away – all



offering good quality food in child and dog-friendly environments.

For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. The town's railway station provides frequent connections to London Euston and Manchester Piccadilly, and Manchester International Airport is also easily accessible.

This home represents great value and offers a lifestyle of tranquility without sacrificing connectivity. A truly delectable property, ready and waiting for you to view. Call us now – we'd love to help!

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Pitched canopy oak framed porch with oak panelled and frosted glazed French doors to:

ENTRANCE VESTIBULE : with oak panelled and glazed door.

DINING/LIVING HALL 18' 10" x 15' 5" (5.74m x 4.70m) : Timber framed sealed unit double glazed windows to dual aspects with large arched picture window to base of staircase. Flush fitted wall mounted cast iron coal effect gas fire. 13 Amp power points. Oak effect floor. Return staircase to first floor Minstrels Gallery landing.

INNER HALL 9' 7" x 5' 0" (2.92m x 1.52m) : 13 Amp power points. Glazed French doors to:



SITTING ROOM 16' 5" x 9' 3" (5.00m x 2.82m) : Timber framed sealed unit double glazed bow window to front aspect. Ornate coving to ceiling. Low voltage downlighters inset. Recessed fireplace with oak mantle, having cast iron coal effect gas fire set on slate effect hearth. Double panel central heating radiator. 13 Amp power points.

SNUG 10' 0" x 9' 7" (3.05m x 2.92m) : Timber framed sealed unit double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points. TV point.

BREAKFAST KITCHEN 14' 0" x 9' 10" (4.26m x 2.99m) : Timber framed sealed unit double glazed window to dual aspects. Low voltage downlighters inset. Modern fitted kitchen with an extensive range of shaker style eye level and base units having natural granite effect preparation surfaces over with stainless steel single drainer 1.5 bowl sink unit inset. Built in stainless steel 4 ring gas hob with matching extractor canopy hood over. Built in double electric oven and grill with microwave above. Integrated dishwasher and fridge. Double panel central heating radiator. 13 Amp power points. Oak effect floor.

PANTRY 6' 0" x 5' 0" (1.83m x 1.52m) : Timber framed sealed unit double glazed window to rear aspect. Modern fitted eye level and base units. Ceramic tiled floor.

SHOWER ROOM 5' 10" x 4' 5" (1.78m x 1.35m) : Low voltage downlighters inset. Modern white suite comprising: Low level W.C. with concealed cistern and ceramic wash hand basin with mixer, with cupboard below. Walk in shower with glass screen and Mira electric shower. Fully tiled walls. Chrome centrally heated towel radiator.

UTILITY 10' 3" x 9' 2" (3.12m x 2.79m) : Timber framed sealed unit double glazed window to rear aspect. Modern eye level and base units with granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Space for fridge freezer. Double panel central heating radiator. 13 Amp power points. Cupboard housing Glow-worm gas central heating boiler. Door to outside rear.

