



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, walls and lengths are only approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any professional guidance. The services, fixtures and fittings shown here are not intended to be guaranteed and their availability or otherwise can be given only when requested in writing.

Energy performance certificate (EPC)

Address: Puddle Bank Lane, Newbold Astbury, Congleton, Cheshire CW12 3NW	Energy rating: E	Valid until: 1 June 2030
Property type: End terrace house	Certificate number: 6996-2862-4266-2281-1051	
Total floor area: 245 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/landlords-guide-to-letting-properties-without-an-energy-rating>

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is E. It has the potential to be C.

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 and 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.

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

Puddle Bank Barn

Puddle Bank Lane, Newbold Astbury, Congleton, Cheshire CW12 3NW

Selling Price: £875,000

- STUNNING BESPOKE FOUR BEDROOM BARN CONVERSION
- MAGNIFICENT 31FT OPEN PLAN LIVING KITCHEN DINER
- GALLERIED LANDING OVERLOOKING THE QUALITY FITTED KITCHEN WITH MIELE APPLIANCES
- FORMAL LOUNGE, STUDY & LARGE UTILITY ROOM PLUS CLOAKROOM W.C.
- LUXURY LARGE FAMILY BATHROOM PLUS TWO EN SUITES
- DOUBLE GATED ENTRANCE LEADING TO LARGE PARKING AREA
- BEAUTIFUL SETTING OFFERING OUTSTANDING VIEWS

Timothy A Brown are delighted to be instructed to sell Puddle Bank Barn which is a bespoke stunning barn conversion almost totally rebuilt in 2007.

Set in an idyllic location on a quiet lane with panoramic views from all sides over stunning countryside.

The substantial accommodation amounts to approximately 245 m sq (2637 sq ft) and is very well presented in neutral colours having double glazing, LPG fired central heating and comprises: large hallway with doors and opening up to a 9.45 m sq (31'0 ft) open plan living kitchen dining room with part open ceiling looking up to a galleried landing and quality fitted kitchen with Miele appliances and granite working surfaces. In addition the ground floor has a formal lounge, study and large utility room and cloakroom W.C. to the ground floor.

Access to the first floor galleried landing with beams is via oak staircase with doors to four bedrooms and luxury large family bathroom. The two principle bedrooms have en suites and the master has a walk-in wardrobe.

The property is approached via double gated entrance leading up to a large parking area with attractive well stocked garden to side and rear private patio seating area.

Located in the heart of Cheshire within the stunningly picturesque rural locality of Astbury, surrounded by countryside, extensive views

across meadowland with panoramic views over the Cheshire Plain and on a clear day as far as the Welsh Mountains.

Positioned close to Congleton Edge, a prominent escarpment, popular with ramblers and local folk who, once at its pinnacle, enjoy the breath taking, far reaching views over adjoining counties. The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as is the well known walking route of the 'Gritstone Trail' nearby and the Biddulph Valley Way bridle path.

Practically the towns of Macclesfield and Congleton are within 9 miles and 2 miles respectively, with Manchester Airport some 15 miles away offering flights to worldwide destinations. The main town of Macclesfield is offered with its mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants.

Equally the charming market town of Congleton is blessed with a thriving range of facilities, boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists. Locally, the conveniences at High Town are just a short journey away and provide a wide range of amenities including great pubs, a chip shop,

chemist, post office, hairdressers, newsagents etc. High Town is also home to the bustling train station giving access to both north and south. London Euston can be reached within two hours. Manchester Airport can be reached within 35 minutes. Schools in both public and state sector are readily accessible and a wide range of leisure facilities such as golf clubs, shooting clubs and equestrian facilities are nearby.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Oak door to:

RECEPTION HALL 22' 5" x 13' 8" (6.83m x 4.16m) maximum: Radiators. Oak staircase. Oak style doors to rooms off. Tiled floor.

CLOAKROOM/W.C. 6' 11" x 4' 10" (2.11m x 1.47m): White suite comprising: low level W.C. and pedestal wash hand basin. Tiled walls and floor. Chrome heated towel rail.

UTILITY ROOM 13' 2" x 7' 0" (4.01m x 2.13m) : Oak style fitted base and eye level units with inset one and a half bowl sink. Plumbing for washing machine. Tiled to splashbacks. Tiled floor. Wall mounted Worcester central heating boiler. Radiator.

STUDY 10' 6" x 7' 0" (3.20m x 2.13m) maximum: Feature radiator.

OPEN PLAN LIVING DINING KITCHEN 31' 4" x 17' 7" (9.54m x 5.36m): Quality oak style fitted base and eye level units with Island bar and granite working surfaces with Miele fitted appliances. Space for large American style fridge. Tiled floor to kitchen area and carpet to living area. Radiator. Open ceiling to landing. French doors to rear garden.

LOUNGE 17' 7" x 17' 3" (5.36m x 5.25m): Feature LPG fire. Radiator. French door to side garden.

First Floor : **GALLERIED LANDING** : Fixed beams. Oak flooring. Radiator. Cylinder cupboard and doors to principle rooms.

BEDROOM 1 17' 7" x 10' 10" (5.36m x 3.30m): Two windows and feature arch window. Radiator.

EN SUITE SHOWER ROOM : Tiled walls and floor. White suite comprising: low level W.C., wash hand basin set on stand and large shower enclosure. Chrome heated towel rail/radiator.

WALK-IN WARDROBE / DRESSING ROOM :

BEDROOM 2 14' 5" x 13' 5" (4.39m x 4.09m): Window to front and rear aspects. Radiator.

EN SUITE SHOWER ROOM : White suite comprising: low level W.C., wash hand basin set in vanity unit and shower enclosure. Chrome heated towel rail/radiator. Tiled walls and floor.

BEDROOM 3 12' 10" x 11' 2" (3.91m x 3.40m): Presently used as a gym. Window to front aspect. Radiator.

BEDROOM 4 8' 11" x 6' 11" (2.72m x 2.11m): Window to front aspect. Radiator.

BATHROOM 12' 4" x 8' 10" (3.76m x 2.69m): Luxury suite comprising: low level W.C., wash hand basin set in vanity unit, tub bath and large multi jet shower enclosure. Chrome heated towel rail/radiator. Fully tiled walls and floor.

OUTSIDE : FRONT : To the front of the property are double gates leading onto a driveway providing off road parking. An Indian stone flagged pathway gives access to the main entrance and leads round to the side and rear.

REAR : To the rear there is a lawned area together with an additional Indian stone flagged area, this is a patio with retaining wall and flower and shrub borders. Outside tap. Hardstanding for garden shed.

SERVICES : Mains electric and water are connected. LPG Heating. (although not tested).

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: G

DIRECTIONS: SATNAV: CW12 3NW

