

Timothy a brown



Energy performance certificate (EPC)		
Address 35 Park Lane, Congleton, Cheshire, CW12 3DG	Energy rating D	Valid until 17 June 2033
Property type Semi-detached house	Current energy 1056 kWh/m²/yr	Estimated energy 1056 kWh/m²/yr
Total floor area 188 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/landlord-energy-efficiency-guidance .		
Energy rating and score		
This property's energy rating is D. It has the potential to be D.		
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 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.



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Timothy a brown

www.timothyabrown.co.uk

Rosthwaite

35 Park Lane, Congleton,
Cheshire CW12 3DG

Selling Price: £695,000

- ELEGANT EDWARDIAN PERIOD PROPERTY WITH GRANDEUR & MODERN COMFORTS
- TWO RECEPTION ROOMS & STUDY
- BREAKFAST KITCHEN PLUS UTILITY & CLOAKROOM
- THREE WELL PROPORTIONED BEDROOMS & FAMILY BATHROOM WITH SEPARATE W.C. TO FIRST FLOOR
- TWO DOUBLE BEDROOMS TO SECOND FLOOR
- FRONT DRIVEWAY PLUS ATTACHED GARAGE
- SUBSTANTIAL GROUNDS & GARDENS EXTENDING TO 0.3 ACRE APPROX
- PRESTIGIOUS PARK LANE LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

Grandeur Reimagined: Your Exquisite Family Estate An Unparalleled Opportunity!

Discover a Home of Edwardian Grandeur with Modern Comforts, Featuring substantial Grounds and Gardens extending to 0.3 acre or thereabouts.

Step into a world of timeless elegance at this imposing period property, perfectly positioned within the prestigious Park Lane Conservation Area. This home is a rare find, offering accommodation of truly grand proportions that seamlessly blends its stunning original features with todays family living. Prepare to be captivated by beautiful stained-glass windows, inviting open fireplaces, and magnificent large internal pine doors, each whispering tales of its rich history.

Abundant Space for Every Lifestyle:

The ground floor unfolds with a splendid Reception Hall, leading to multiple sophisticated living areas. Work from home in the dedicated study. Entertain in style within the lovely cosy Lounge, bathed in light from original bay windows, and relax by the open coal fire. A formal Dining Room offers views over the private rear garden, perfect for intimate meals. The warm heart of this home is the Breakfast Kitchen, a social family hub with an adjoining utility room and guest cloakroom for practicality and also accessible from the rear Reception Porch.

Luxurious Upper Levels:

Ascend the splendid shallow-rise return staircase, illuminated by a superb window, to the first floor galleried landing. Here, you'll discover three well-proportioned bedrooms. The master bedroom enjoys serene views over the rear garden, while the second and third bedrooms offer ample space. A truly stunning family bathroom completes this level, designed for relaxation and indulgence; completing this floor is the separate cloakroom. The staircase then continues up to the second floor, where you'll find two further comfortable double bedrooms.

Outdoor Oasis & Unrivalled Convenience:

As befits a property of such distinction, the exterior offers beautiful formal gardens, featuring specimen trees and shrubs, discreet terrace seating areas, complete with adjoining garden store and period style greenhouse. But this is not all...through a secret gate; and leading onto Park Bank, and beyond, opens a new world of remarkable mature gardens extending to approximately 65m in length, bursting with established flora and fauna, specimen trees



and deep established boundary hedgerow. Winding paths, twist and turn, passing a pond water feature, where at the bottom extent of the garden is a lawned orchard, offering a peaceful tranquil space.

Practical Frontage:

As is rare on this side of Park Lane, the property favours a separate driveway entrance, leading upto the property, and offering private parking. The attached garage is generous measuring 30'0" x 8'9" with secure electrically operated roller shutter door, and access through into the rear garden.

This exceptional home is conveniently situated just minutes from Congleton town centre's array of shops, vibrant restaurants, Congleton Park, the recently opened multi million pound leisure centre, and the railway station. For commuters, access to the Northwest motorway network is easily available via Junction 17 or 18 of the M6. The town's railway station provides frequent links to national rail networks, including express connections to London Euston and Manchester Piccadilly. Manchester International Airport is also incredibly accessible.

The accommodation briefly comprises (all dimensions are approximate)

OPEN STORM PORCH : Brick built base and stone pillars with oak header over. Quarry tiled floor. Panelled entrance door with leaded and glazed upper light.

RECEPTION HALL 15' 0" x 7' 0" (4.57m x 2.13m) : Ornate coving to ceiling. Dado rail. Single panel central heating radiator. Minton tiled floor. Art deco staircase to first floor.

STUDY 15' 0" x 7' 0" (4.57m x 2.13m) : Timber framed window to front aspect. Single panel central heating radiator. 13 Amp power points. Cast iron fireplace with tiled hearth.

SITTING ROOM 16' 7" x 13' 1" (5.05m x 3.98m) to bay : Timber framed window to front aspect. Coving to ceiling. Picture rail. Deep skirting. Double panel central heating radiator. Rayburn fire with marble effect slate surround and slate hearth.

DINING ROOM 15' 2" x 13' 5" (4.62m x 4.09m) : Coving to ceiling. Picture rail. Deep skirting. Two double panel central heating radiators. Cast iron open fireplace with marble effect slate surround and slate hearth. Glazed door to rear garden.

BREAKFAST KITCHEN 13' 2" x 12' 4" (4.01m x 3.76m) : Timber framed window to rear aspect. Picture rail. Double panel central heating radiator. Range of panelled base units and tall cupboards built within alcove. Granite effect preparation surfaces with ceramic single drainer sink unit inset. Alcove with space for range cooker. Integrated microwave/oven. Space for fridge. Stone effect porcelain tiled floor.



REAR HALL : Wall mounted Aristan gas central heating boiler. Quarry tiled floor. Door to original pantry with original shelving and stone cool shelf. Pine entrance door to outside.

CLOAKROOM : Low level W.C.

UTILITY 9' 0" x 8' 3" (2.74m x 2.51m) : Timber framed window to side aspect. Fully tiled walls with original glazed tiles. Belfast sink with hot and cold tap. Quarry tiled floor. Pine door to rear covered store with space for appliance and log store measuring 8'0" x 4'6"

First Floor : LANDING : Galleried landing with oak hand rail. Art deco spindles. Timber framed window to front aspect. Coving to ceiling. Deep skirting. Dado rail. Stairs to second floor.

BEDROOM 1 REAR 15' 3" x 13' 2" (4.64m x 4.01m) : Timber framed sash window to rear aspect. Timber framed window with stained glass upper lights to side aspect. Coving to ceiling. Picture rail. Deep skirting. Double panel central heating radiator. Cast iron feature fireplace.

BEDROOM 2 FRONT 14' 8" x 13' 0" (4.47m x 3.96m) : Timber framed window to front aspect. Coving to ceiling. Picture rail. Deep skirting. Double panel central heating radiator. Feature cast iron fireplace.

BEDROOM 3 REAR 12' 0" x 10' 0" (3.65m x 3.05m) : Timber framed window to rear aspect. Coving to ceiling. Picture rail. Deep skirting. Feature cast iron fireplace. Fitted cupboard.

BATHROOM 15' 0" x 6' 10" (4.57m x 2.08m) : Timber framed window with stained glass upper light to front aspect. Inset light fittings. Victorian style bathroom suite comprising: pedestal wash hand basin, pine panelled cast iron bath and separate shower enclosure with mains fed shower. Original glazed tiled walls. Brass centrally heated towel radiator. Fitted pine fronted linen cupboards.

SEPARATE CLOAKROOM : Timber framed window to rear aspect. High flush W.C.

Second Floor : BEDROOM 4 REAR 17' 1" x 13' 0" (5.20m x 3.96m) maximum : Velux roof light. Single panel central heating radiator. Under eaves access. Access to roof space.

BEDROOM 5 SIDE 14' 5" x 13' 6" (4.39m x 4.11m) : Timber framed window to side aspect. Double panel central heating radiator. Cast iron fireplace. Door providing access to large loft storage measuring 9'2" x 6'5"

Outside : FRONT : Stone pillar gate posts with wrought iron gates to a block paved driveway which opens up at the front of the property providing further parking. Feature rockery gardens with herbaceous shrubbery and specimen trees.



INTEGRAL GARAGE 30' 0" x 8' 9" (9.14m x 2.66m) internal measurements Electrically operated roller shutter door. Power and light. Cold water tap. Personal door to rear garden.

ATTACHED WORKSHOP 8' 2" x 6' 1" (2.49m x 1.85m)

REAR : Adjacent to the rear of the property is an established courtyard garden area with central paved terrace seating area flanked with riverbed pebbles and bound with raised stone flower beds. The gardens immediate to the home continue, all encompassed with mature hedgerow and have shaped lawns bound with well stocked flower borders. To one corner is a discreet terrace and to the other is a Victorian style greenhouse.

REAR GARDEN SECTION: A rear gated access leads onto Park Bank with access to the extensive additional grounds which extend to approx 60m in length and 10m wide. The garden features winding cobble pathways, shaped lawn, deep flourishing flower borders and a variety of specimen trees, and there is a pond water feature. The bottom sections of these gardens open to lawns, an orchard and vegetable garden. (This section of garden is subject to an overage agreement).

TENURE : Freehold (subject to solicitors verification).

OVERAGE AGREEMENT/DEVELOPMENT UPLIFT: This property and more specifically the section of garden beyond Park Bank is offered for sale with the benefit of an overage agreement (also referred to as a "development uplift" or "clawback" clause) to be included in the sale contract.

This provision ensures that the current vendor will receive a share of any increase in value should planning permission for residential development be granted and/or implemented within a defined period of 20 years from the date of purchase. The specific trigger events for payment (e.g., grant of planning permission) and the 25% uplift will be detailed within the legal documentation. This clause will be binding on all future owners of the property.

All interested parties are strongly recommended to seek independent legal advice to fully understand the terms and financial implications of this overage provision before making an offer. Full legal details are available upon request from the vendor's legal representatives.

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

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

TAX BAND: G LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 3DG

