

Energy performance certificate (EPC)

7 Biddulph Street CONGLETON CW12 3LT	Energy rating D	Valid until: 9 July 2035 Certificate number: 0414-3052-0203-3865-0204
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Property type	Detached house
Total floor area	198 square metres

Rules on letting this property

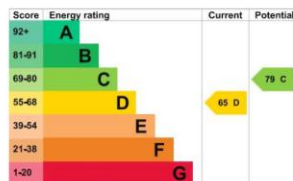
Properties can be let if they have an energy rating from A to E.

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 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

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



Hidden Cottage,
7 Biddulph Street, Congleton,
Cheshire CW12 3LT

Selling Price: £720,000

- CHARACTERFUL, SEMI-RURAL DETACHED COTTAGE
- DINING HALL, LOUNGE & SITTING ROOM
- FITTED BREAKFAST KITCHEN & SEPARATE UTILITY/W.C.
- FOUR GOOD SIZED BEDROOMS
- SHOWER ROOM & LARGE EN-SUITE BATHROOM TO MASTER BEDROOM
- TARMAC DRIVEWAY WITH PARKING FOR MANY CARS
- IDYLIC, WELL-MAINTAINED GARDENS & GRASS PADDOCK
- ATTACHED BARN/GARAGE - COULD BE EASILY CONVERTED TO ANNEXE (subject to planning)
- TUCKED AWAY ON BIDDULPH STREET, ON THE EDGE OF MOSSLEY

A semi-rural, full of character, detached cottage set in 1.71 acres on the edge of Mossley being within walking distance of open countryside, Congleton Golf Club, Congleton Railway Station, shops at Hightown and the well-regarded Mossley Primary School.

As the name 'Hidden Cottage' suggests, it is tucked away at the end of Biddulph Street and has the advantage of having an attached two storey garage/barn which would easily convert into extra accommodation and even provide a dependent relative annexe at a minor cost and without affecting the attractive appearance of the property.

The substantial gas centrally heated accommodation amounts to 2,770 ft² (257.3 m²) and briefly comprises Dining Hall, Lounge, Sitting Room, Breakfast Kitchen, Rear Hall and W.C./Utility to the ground floor. At first floor level, the landing has an open Study area but could be made easily into a 5th bedroom by putting up a wall and door. The Master Bedroom has a large en-suite bathroom and three further bedrooms with pine fitted wardrobes and completing the accommodation is a shower room.

Externally, the property is approached down Biddulph Street, with tarmac driveway allowing parking for many cars.



The grounds are idyllic, well-maintained and comprises patio, stream with feature timber bridge, large lawn area, raised planters with vegetable garden, mature shrubs, trees, plants etc which all flower at different times of the year. In spring and early summer there is a superb display of Rhododendrons with spectacular flowers and Azaleas with vibrant, long-lasting flowers. Beyond the garden is a grass paddock presently used by sheep but would accommodate a small pony.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Open porch with hardwood front door to:

DINING HALL 14' 0" x 11' 9" (4.26m x 3.58m) max into bay : Box bay window. Sealed brick fireplace. Radiator. Parquet flooring.

LOUNGE 15' 8" x 24' 3" (4.77m x 7.39m) : Windows to front and rear elevations. Exposed stonework and beams. Feature stone fireplace with wood burning stove. Three radiators. Door to barn.

SITTING ROOM 14' 7" x 14' 2" (4.44m x 4.31m) : Window to rear. Two radiators. Beams to ceiling. Feature brick fireplace with wood burner.

ENTRANCE HALL : Hardwood door to outside. Tiled floor. Door to:

UTILITY/W.C. 8' 0" x 7' 10" (2.44m x 2.39m) : Window to rear. Low level W.C. Wash hand basin. Eye level units Stainless steel single drainer sink set in base unit. Plumbing for a washing machine. Tiled to splashbacks. Worcester Gas central heating boiler. Tiled floor.



BREAKFAST KITCHEN 16' 8" x 11' 4" (5.08m x 3.45m) : Windows to front and side. Timber cottage style eye level and base units with timber preparation surfaces having stainless steel double sink unit inset. Space for cooker. Space and plumbing for dishwasher. Build in extractor fan. Feature exposed stone work to one elevation.

First Floor :

LANDING : Study area (6' 7" x 8' 4" max). Radiator. Hatch doors to all rooms.

BEDROOM 1 FRONT 16' 6" x 15' 5" (5.03m x 4.70m) max : Window to front. Radiator. Door to:

EN-SUITE BATHROOM 13' 8" x 7' 2" (4.16m x 2.18m) : Low level W.C. Pedestal wash hand basin. Panelled bath with shower tap and hand grips. Radiator. Fully tiled walls. Door to walk-in airing cupboard with cylinder and shelving.

BEDROOM 2 13' 0" x 12' 0" (3.96m x 3.65m) max : Window to front. Radiator. Pine fitted double wardrobes with dressing table.

BEDROOM 3 13' 0" x 12' 0" (3.96m x 3.65m) max : Windows to rear and side elevations. Pine fitted double wardrobes with dressing table.

BEDROOM 4 9' 0" x 14' 10" (2.74m x 4.52m) max : Window to front. Radiator. Pine fitted double wardrobes with dressing table.

SHOWER ROOM 7' 9" x 6' 8" (2.36m x 2.03m) average: Window to rear. Low level W.C. Pedestal wash hand basin. Shower enclosure with glass door. Radiator. Fully tiled walls.



Adjoining two-storey Garage & Barn :

BARN 24' 3" x 12' 0" (7.39m x 3.65m) : Pedestrian door and high window to front. Power, light and water.

GARAGE 24' 2" x 12' 8" (7.36m x 3.86m) : Double access doors. Windows to side at ground floor and one at first floor.

Outside : Approach down a tarmac drive providing parking for many cars. Concrete flag patio/hardstanding with lawn. Doors to house and garage. Stone wall leading onto large lawn garden with raised vegetable planter. Further patio next to stream with timber bridge. Mature shrubs, trees and hedges. Agricultural gate leading onto grass paddock with timber and wire fencing and having some attractive mature trees. To the right side there is a path leading onto the rear path and boundary gate. Above the side path are shrubs leading up to the boundary hedge.

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 3LT

