

### Holding Deposit (per tenancy) – One week's rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit is required while we carry our preliminary checks and obtain employer's reference and credit reference. If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

The Department for Communities and Local Government "How to Rent – Checklist for renting in England" which can be downloaded at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/723773/How\\_to\\_Rent\\_Jul18.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)

#### Energy performance certificate (EPC)

|                                                                           |                           |                                                                                 |
|---------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------|
| Round Wood Barn<br>Well Lane<br>Gillow Heath<br>STOKE-ON-TRENT<br>ST8 6QR | Energy rating<br><b>B</b> | Valid until:<br>17 July 2026<br>Certificate number:<br>0247-3858-7835-9796-4265 |
|---------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------|

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 203 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 B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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.



- CONTEMPORARY MASTERPIECE THAT DEFINES MODERN LIVING
- CUTTING EDGE DESIGN
- EXCLUSIVE COURTYARD WITH ONLY A FEW OTHER HOMES
- 4 BEDROOMS - 2 BATHROOMS
- GENEROUS GARDENS
- PRIVATE DRIVEWAY

### Round Wood Barn,

Mount Pleasant Farm, Well Lane, Gillow Heath, Biddulph, Staffordshire ST8 6QR

### Monthly Rental Of £2,400

(exclusive) + fees

2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto: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](http://www.timothyabrown.co.uk)

TO LET (Unfurnished)

Prepare to Be Amazed — A Contemporary Masterpiece That Redefines Modern Living

Step into the extraordinary with this breathtaking four-bedroom detached residence — a true architectural gem that blends minimalist elegance with cutting-edge design. Nestled on the edge of an exclusive courtyard shared with only a select few equally impressive homes, this property offers privacy, serenity, and uninterrupted views across rolling fields.

From the outside, its sleek single-storey silhouette exudes understated sophistication. Inside, however, the layout surprises and delights — featuring a partially submerged basement and a stylish mezzanine level that add depth and dimension to the space.

The heart of the home is a spectacular open-plan living area, crowned by a full-height vaulted ceiling and flooded with natural light through expansive windows and bi-fold doors. These frame panoramic countryside vistas that change with the seasons — a daily dose of inspiration right from your living room.

Words can’t do justice to the atmosphere and craftsmanship of this home — it must be experienced to be truly appreciated. Book your viewing today and prepare to fall in love.

**Location Highlights:** Situated near the vibrant town of Biddulph, you’ll enjoy a rich mix of amenities including charming pubs, restaurants, and a fitness centre. Outdoor enthusiasts will relish the nearby scenic walks through Staffordshire and the Peak District National Park. The town centre offers everything from Sainsbury’s and local butchers to florists and essential services like doctors and dentists.

For commuters, Congleton Railway Station is just 2.5 miles away, providing easy access to the M6 and beyond.



The accommodation briefly comprises:  
(all dimensions are approximate)

**CANOPY PORCH :** Contemporary style aluminium entrance canopy with solid granite slab floor. Bespoke galvanised steel cladding.

**ENTRANCE :** Bespoke aluminium clad entrance door with central opaque panel.

**HALL :** Full ceiling height. Exposed brick feature wall. 13 Amp power points. Wall lights. Grey French oak flooring.

**CLOAKROOM :** Aluminium framed double glazed window to front aspect. Angular ceiling. Modern white suite comprising: low level w.c. and cantilevered wash hand basin with drawers beneath and chrome waterfall tap. Contemporary style radiator. Period style tiled floor.

**L SHAPED OPEN PLAN KITCHEN/LIVING AREA 31' 0" x 27' 7" (9.44m x 8.40m):**

**KITCHEN AREA :** Aluminium framed double glazed window to rear aspect. Shadow gap with discreet mood lighting. High angular feature ceiling. Large aluminium framed double glazed picture window to rear aspect. Pronorm German fitted kitchen with white quartz preparation surfaces having preformed drainer with Blanco stainless steel one and a half bowl sink unit inset with chrome mixer tap. Integrated Bosch dishwasher, NEFF fridge, NEFF fan assisted electric oven and grill with matching NEFF combination microwave oven with warming drawer beneath. Large central island with white quartz surface having NEFF induction 5 ring hob with matching down draught extractor with handleless pan drawers and cupboards below with a contrasting anthracite grey breakfast bar peninsular. 13 Amp power points. Grey French oak flooring with underfloor heating.

**LIVING/DINING AREA :** High angular ceilings with large Velux roof light. Aluminium framed double glazed window to front aspect. Wall lights. Television aerial point. Contemporary style cast iron log burner with slate hearth. 13 Amp power points. Grey French oak flooring with underfloor heating. Corner cantilevered folding/sliding doors opening onto a solid granite paved terrace.



**SNUG/PLAYROOM/OFFICE 17' 0" x 10' 10" (5.18m x 3.30m):** High angular ceilings with Velux roof light. Aluminium framed double glazed window to front aspect. Exposed reclaimed brick curved walls. 13 Amp power points. Grey oak flooring with underfloor heating.

**UTILITY 9' 6" x 7' 5" (2.89m x 2.26m):** High angular ceilings. Pronorm German anthracite grey fitted cupboards. Space and plumbing for washing machine and space for tumble dryer. Space for large fridge/freezer. Grey tiled floor with underfloor heating. Aluminium framed double glazed door to rear aspect. Cupboard housing Biasi combination gas central heating boiler.

First Floor :

LANDING :

**BEDROOM 1 FRONT 21' 1" x 11' 9" (6.42m x 3.58m) extending to 18ft 8in:** Huge aluminium framed double glazed door opening to a glass Juliette balcony with breathtaking views over farmland and up to Round Wood. Angular ceilings. 13 Amp power points. Two contemporary style radiators. To one wall is a bank of robes with deep wardrobes, hanging rails and drawers with immense walk-in storage space behind.

**EN SUITE 9' 4" x 5' 6" (2.84m x 1.68m):** Angular ceiling with large Velux roof light. Modern white suite comprising: low level w.c. and two cantilevered wash hand basins with waterfall taps. Large walk in shower cubicle with glass shower screen having a thermostatically controlled rainwater head shower and separate hand held shower attachment. Extractor fan. Two wall mounted vanity mirrors illuminated and with demister pads. Grey ceramic floor tiles with underfloor heating.

Basement Level :

**BEDROOM 2 REAR 14' 3" x 11' 3" (4.34m x 3.43m):** Aluminium framed double glazed windows to rear and side aspects. Low voltage downlighters inset. Wall mounted contemporary style radiator. 13 Amp power points.



**BEDROOM 3 REAR 12' 6" x 11' 2" (3.81m x 3.40m):** Aluminium framed double glazed windows to rear and side aspects. Low voltage downlighters inset. Wall mounted contemporary style radiator. 13 Amp power points.

**BEDROOM 4 REAR 13' 10" x 10' 11" (4.21m x 3.32m) Some restricted headroom:** Aluminium framed double glazed window to rear aspect. Low voltage downlighters inset. 13 Amp power points. Wall mounted contemporary style radiator. Restricted height area making this ideal as a children's bedroom with den.

**BATHROOM 9' 5" x 9' 4" (2.87m x 2.84m):** High angular ceiling with large Velux roof light. Modern white suite comprising: low level w.c. and wide ceramic wash hand basin with chrome mixer tap with drawer beneath. Freestanding bath with chrome taps and shower attachment. Walk in shower with rainwater shower head and separate hand held shower attachment. Feature slate tiled wall. White ceramic wall tiles. Large grey ceramic floor tiles. Illuminated vanity mirror.

Outside :

**FRONT :** Golden shale laid parking area for 3/4 vehicles. Lawned area with granite cobbled path to front door.

**REAR :** Granite paved terrace adjacent to one corner of the property which provides a fantastic entertaining area. Beyond is an enclosed garden paddock with captivating views over adjoining farmland. External power and lighting.

**SERVICES :** Mains water and electricity are connected (although not tested). Drainage via a water treatment plant. Propane gas. 4KW worth of electricity from solar panels.

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

**LOCAL AUTHORITY:** Staffordshire Moorlands

**TAX BAND:** E

**DIRECTIONS:** SATNAV ST8 6QR

