

Energy performance certificate (EPC)

3 MARTINS MILL WARDS LANE CONGLETON CW12 3LN	Energy rating D	Valid until: 6 December 2030
		Certificate number: 9230-6022-1009-0523-2206

Property type	Mid-terrace house
Total floor area	108 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



3 Martins Mill,
Wards Lane, Congleton,
Cheshire CW12 3LN

Selling Price: £350,000

- STUNNING TOWN HOUSE WITHIN A RESTORED & CONVERTED COTTON MILL
- FOUR BEDROOMS, SHOWER ROOM & BATHROOM
- BESPOKE KITCHEN & LARGE SITTING ROOM
- GARAGE & UTILITY
- OUTSIDE TERRACE GARDEN WITH POND ASPECT
- PARKING TO THE FRONT PLUS ONE FURTHER DESIGNED PARKING SPACE
- RURAL SETTING - OVERLOOKING THE MILL FEEDER POND
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

A Prestigious Cotton Mill Conversion in an Idyllic Waterside Setting

Set within a prestigious and beautifully restored former cotton mill—now home to just nine exclusive residences—this unique property offers a rare blend of heritage charm, contemporary design, and an unrivalled rural location, overlooking the tranquil mill feeder pond.

The dramatic setting is enhanced by its practicality: while enveloped in countryside beauty, the home is only minutes from Congleton town centre, offering the best of both worlds.

Accommodation

Spread across three levels, the layout offers a refreshing alternative to conventional living, providing versatility for entertaining, relaxing, and working from home.

- **Ground Floor** – The entrance opens into a bespoke kitchen, showcasing modern industrial-style steel-effect units, formica preparation surfaces, and high-quality Siemens appliances. Electric underfloor heating runs beneath stylish limestone tiling. The adjoining sitting room is bathed in natural light and boasts views towards the mill pond. A picture door leads to a front terrace—perfect for alfresco dining with a stunning backdrop.
- **First Floor** – The central staircase leads to two flexible rooms: Bedroom Three/Second Lounge and Bedroom Four/Dining Room, served by a luxuriously appointed shower room.
- **Second Floor** – Here you'll find Bedroom Two, complete with a mezzanine IT/chill-out area, and the impressive main bedroom, both featuring high angular ceilings and exposed oak beams. A sleek, modern bathroom completes this floor.



Outside

The property benefits from a garage with utility space, a parking bay directly in front, and an additional designated space.

Location

Nestled within the beautiful Dane In Shaw area, this home offers immediate access to picturesque walks along the tree-lined Biddulph Valley disused railway line and the Macclesfield Canal. Local amenities include Mossley C of E Primary School and popular pubs such as The Queens Head Hotel, The Railway Inn, and The Castle Inn—each offering a warm welcome, family-friendly atmosphere, and excellent food.

For commuters, Junction 17 or 18 of the M6 is within easy reach, Congleton railway station offers regular services to Manchester Piccadilly and London Euston, and Manchester Airport is easily accessible.

This is more than a home—it's an unrepeatable opportunity to own a piece of heritage in one of Cheshire's most picturesque waterside locations.

The accommodation briefly comprises:
(all dimensions are approximate)

MAIN ENTRANCE : Steps lead from the parking area onto a timber decked terrace with the entrance having a timber and glazed door to:

KITCHEN 12' 7" x 10' 1" (3.83m x 3.07m) plus door recess : Timber framed sealed unit double glazed Georgian style window to rear aspect. Deep skirting. Modern range of industrial steel effect fronted eye level and base units with formica preparation surfaces over having stainless steel sink unit inset with mixer tap. Corian breakfast bar. Built-in Siemens 4 ring gas hob with Siemens electric oven below and matching stainless steel extractor canopy above. Integrated fridge/freezer and dishwasher. Siemens integrated microwave Chrome centrally



heated radiator. 13 Amp power points. Limestone tiled floor with electric underfloor heating. Double doors opening to:

SITTING ROOM 13' 2" x 12' 9" (4.01m x 3.88m) into recess : Feature timber framed sealed unit double glazed window with inset lead effect and door opening to the front patio overlooking the pond. Inset ceiling spotlights. Double panel central heating radiator. Feature fireplace. 13 Amp power points. Understairs storage cupboard. Stone effect tiled floor with electric underfloor heating.

First floor : LANDING : Doors to:

BEDROOM 3 / SECOND LOUNGE 12' 10" x 11' 10" (3.91m x 3.60m) : Two timber framed sealed unit Georgian style double glazed windows to front aspect overlooking the pond. Double panel central heating radiator. 13 Amp power points. Television aerial point. Natural oak effect floor.

SHOWER ROOM 9' 0" x 3' 5" (2.74m x 1.04m) : Inset ceiling spotlights. White suite comprising: low level w.c., wall hung wash hand basin and fully enclosed double sized shower cubicle with mains fed shower and glass shower screen door. Chrome centrally heated towel radiator. Natural stone effect tiled floor with electric underfloor heating.

BEDROOM 4 / DINING ROOM 12' 10" x 8' 8" (3.91m x 2.64m) to wardrobes : Two timber framed sealed unit double glazed Georgian style windows to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in triple wardrobe.

SECOND FLOOR : LANDING : Door to:

BEDROOM 2 REAR 10' 4" x 8' 6" (3.15m x 2.59m) to stairs : High angular ceilings with beautiful exposed oak beams. Two timber framed sealed unit double glazed sash Georgian style windows to rear aspect. Two single panel central heating radiators. 13 Amp power points. Built in wardrobes. Steps to mezzanine area.

MEZZANINE AREA 12' 9" x 8' 10" (3.88m x 2.69m) : Some restricted headroom. IT/Chill out area. Exposed oak beams.

BATHROOM 9' 2" x 5' 5" (2.79m x 1.65m) : Low voltage downlighters inset. Modern white suite comprising: low level



w.c., ceramic wash hand basin and panelled bath with chrome bath/shower mixer. Chrome centrally heated towel radiator. Marble effect tiles to walls and floor with electric underfloor heating.

BEDROOM 1 FRONT 12' 6" x 10' 9" (3.81m x 3.27m) : High angular ceilings with beautiful exposed oak beams. Two timber framed sealed unit double glazed Georgian style windows to front aspect with views over the Mill Pond. Double panel central heating radiator. 13 Amp power points. Natural oak floor.

Outside :

FRONT : To the front is an Indian stone paved terrace overlooking the Mill Pond.

REAR : Steps up to the main entrance. Parking bay directly outside garage door. One further additional parking space (5 spaces from left hand side).

GARAGE 19' 7" x 9' 5" (5.96m x 2.87m) internal measurements : Up and over door. Power and light. Wall mounted Sime gas combination boiler.

UTILITY 9' 5" x 6' 3" (2.87m x 1.90m) : Single panel central heating radiator. Sink unit. Space and plumbing for washing machine and tumble dryer.

SERVICES : All mains services are connected (although not tested). The house has fibre connectivity and full mesh network that guarantees great connectivity throughout the house.

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

TENURE : Lease Start Date – 23.08.02. Lease term – 999 years Years remaining – 976. Leasehold charge is £135 per annum discounted if paid in month (usually Feb) and then £190. Service Charge - £65 per month.

TAX BAND: E **LOCAL AUTHORITY:** Cheshire East

DIRECTIONS: SATNAV CW12 3LN

