

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:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) 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.
- (c) 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

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 rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-creating-rented-property-minimum-energy-efficiency-rating-and-landlord-guidance>).

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)

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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- BESPOKE KITCHEN & LARGE SITTING ROOM
- GARAGE & UTILITY
- OUTSIDE TERRACE GARDEN WITH POND ASPECT
- PARKING TO THE FRONT PLUS ONE FURTHER DESIGNED PARKING SPACE

TO LET (Unfurnished)

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 live 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).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

DIRECTIONS: SATNAV CW12 3LN

