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3 Howey Hill

Congleton, Cheshire CW12 4AF

Offers in Excess of £430,000

- FABULOUS VICTORIAN END OF TERRACE
- TWO RECEPTIONS
- FOUR BEDROOMS
- TWO BATHROOMS
- SUNNY LANDSCAPED GARDENS TO REAR
- DOUBLE WIDTH DRIVEWAY FOR TWO CARS
- CLOSE TO TOWN CENTRE

FOR SALE BY PRIVATE TREATY (Subject to contract)

CONSUME YOURSELF IN OUR 360 VIRTUAL PROPERTY TOUR

WHEN TWO WORLDS COMBINE SOMETHING REALLY SPECIAL HAPPENS AND WHAT A TREAT WE HAVE TO OFFER THOSE OF YOU SEEKING MODERN AND COMFORTABLE! 3 HOWEY HILL IS A HYBRID OF HISTORY WITH A LUXURIOUS FEEL AND A READY TO WEAR ATTITUDE!

This is a truly splendid refurbishment of approximately 1600 sq ft of Victorian property, with sunny elevated landscaped gardens to match, double width driveway for two medium cars, a stones throw from the town centre and with lovely countryside walks literally at the end of the road.

Reception hall. Sitting room. Dining room. Stunning kitchen with electric range AGA. Useful cellar. Utility with wet room/cloakroom off. First floor with 4 bedrooms (three being doubles.) Large period style family bathroom with separate shower.

Sophisticated courtyard terrace area. Private garden, elevated, enjoying views and the all day sun. Double width driveway to the front.

A period home gushing with sophistication. The owners have kept the integrity of the exterior while fully renovating and modernising the interior. Nothing short of the 'wow' factor is immediately evident within a few seconds of entering this delightful family home. The current vendors have lovingly and tastefully renovated this period home. A luxurious home, which although offering a magnitude of accommodation, still retains a warm homely feel.

Attention to detail has been carefully undertaken and consideration has been made not to lose the soul of this home....you just have to view to see its beauty!

The modern traditional panelled front door delivers you to reception hall with adorable Minton tiled floor, deep skirting, ornate plaster detail, and wide stairs off to the first floor. The two reception rooms consist of a front sitting room with recessed fireplace housing a solid fuel stove, reproduced alcove fitted cupboards provide useful storage and a large sash window provides a street view of Howey Hill. The second reception room,



is the large dining room, again complete with a solid fuel stove and dual aspect windows, allowing natural light to flood this space. The main heart of the house is the beautifully appointed kitchen adorned with extensive custom painted wood panelled kitchen units, natural oak surfaces which extend, creating a breakfast bar providing seating for three. Recessed into an old chimney breast alcove is a modern electric AGA range cooker, it's a lovely addition to a fantastic space. A door tucked way under the stairs, opens with steps down to the useful cellar room. Off the kitchen is roomy utility with cupboards, quartz surfaces, cupboard housing the gas combi boiler and space for washing machine. Completing the ground floor is a quite unexpected wet room shower with W.C.

The first floor is accessed via a winding staircase to the generous galleried landing. The master bedroom to the front is huge and blessed with sash window. Bedroom 2 enjoys a rear aspect view and bedroom 3 found at the end of corridor, with extensive views over Congleton roof tops and beyond over countryside, with Jodrell Bank clearly seen in the distance. Bedroom 4 which is a decent sized single and completing the accommodation is the large family bathroom with a traditional white suite, reproduction roll top bath, with ball and claw feet and a double sized separate shower.

Outside and to the front is a double width driveway, whilst to the rear is an enclosed terrace courtyard. Gated access lead across the shared rear track to the private gardens which are elevated, mainly laid to lawn and as such enjoy the all day sun, a peaceful ambience conducive to while away those sunny evenings with a glass or two of your favourite prosecco!! It is a home which has been lovingly restored, continuously and meticulously maintained. You will be hard pressed to find a distinctive period home located in a prime area with such array of conveniences laid out on it's doorstep. Literally within 5 minutes' walk (if that...depending on your speed) you will find the town's centre with its dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers, plus some fantastic eclectic mix of hostelrys. Countryside walks are found just at the end of Howey Hill; offering wonderful rambles around rural Cheshire.

All in all, a delectable family residence in a fabulous and highly sought after area.



The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : High security period style front door with double glazed and leaded upper panels with glazed arched light over.

HALL : Ornate coving to ceiling. Picture rail. Deep skirting. Grey powder coated double panel period style radiator. Attractive and colourful Minton tiled floor. Stairs to first floor.

SITTING ROOM 13' 8" x 12' 10" (4.16m x 3.91m) to alcove : Period style PVCu double glazed sash window to front aspect. Ornate coving to ceiling. Picture rail. Deep skirting. Recessed exposed brick fireplace with floating oak mantle over with cast iron multi-fuel stove inset set on a stone slab with glazed tiled hearth. To each alcove are fitted open fronted shelves and cupboards.

DINING ROOM 15' 5" x 12' 10" (4.70m x 3.91m) : Period style PVCu double glazed sash window to rear aspect and PVCu double glazed window to side aspect. Ornate coving to ceiling. Picture rail. Deep skirting. Double panel central heating radiator. Recessed exposed brick fireplace with cast iron multi-fuel stove inset on slate hearth. Cupboard to one alcove with glass fronted shelves and cupboard. Oak effect Karndean floor. 13 Amp power points.

KITCHEN 12' 9" x 10' 9" (3.88m x 3.27m) : PVCu double glazed window to rear aspect. Bespoke custom painted natural wood eye level and base units with oak preparation surfaces over with ceramic Belfast sink inset with copper effect mixer tap. A natural oak peninsula extends to create a breakfast bar with seating for three. Built-in electric oven with 2-ring halogen hob above. Space for fridge/freezer. Recessed electric fired AGA range cooker with extractor over. Slate effect tiled floor. 13 Amp power points. Door with steps down to:

CELLAR 13' 7" x 13' 5" (4.14m x 4.09m) : Power and light. Electric consumer unit.

UTILITY 10' 5" x 7' 3" (3.17m x 2.21m) : PVCu double glazed window to rear aspect. Extensive range of period style custom painted eye level and base units in deep blue with matching panelled walls. Lovely quartz preparation surfaces with inset Belfast sink and antique mixer tap. Cupboard housing Worcester gas combi boiler. Quarry tiled floor. Wall mounted period style radiator. Full length deep pantry cupboard. High security panelled and double glazed door to outside.

SHOWER WET ROOM : Low level W.C. Antique brass mains fed shower with marble effect shower boarding to walls. Tiled floor. Extractor fan.

GALLERIED LANDING 19' 4" x 5' 8" (5.89m x 1.73m) : Natural wood handrail and painted spindles. Ornate coving to ceiling. 13 Amp power points. Glazed loft hatch. Corridor to Bedroom 3.



BEDROOM 1 FRONT 13' 9" x 12' 10" (4.19m x 3.91m) : Period style PVCu double glazed sash window to front aspect. Picture rail. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 13' 0" x 12' 6" (3.96m x 3.81m) : Period style PVCu double glazed sash window to rear aspect. Picture rail. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 10' 9" x 10' 6" (3.27m x 3.20m) : PVCu double glazed window to rear aspect and tall picture window with views extending over Congleton roof tops and beyond to Jodrell Bank. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 11' 0" x 8' 4" (3.35m x 2.54m) : Two period style PVCu double glazed sash window to front aspect. Picture rail. Double panel central heating radiator. 13 Amp power points.

BATHROOM 13' 1" x 7' 6" (3.98m x 2.28m) measured into shower cubicle : PVCu double glazed window to side aspect. Traditional white suite comprising: High flush W.C. Pedestal wash hand basin. Freestanding reproduction roll top bath with ball and claw feet and chrome telephone handset bath/shower mixer. Large walk-in shower cubicle housing a Victorian style mains fed shower attachment with glass screen. White metro style glazed tiles. Chrome and white period style centrally heated towel radiator. Oak effect floor. Cupboard fitted to one alcove.

OUTSIDE : FRONT : Indian stone paved double width driveway for two cars.

REAR : Enclosed walled courtyard garden, paved, creating a pleasant seating area. Cold water tap. Gated access to rear track leading across which is the garden to this property. Victorian block pavers providing steps up to the elevated garden and such is there orientation captures pretty much the sun all day. The gardens are predominantly laid to lawn with one side having low brick walls creating deep flower borders. Pebble laid seating area and to one corner is a timber summerhouse.

TENURE : Freehold (subject to solicitors verification).

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

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: From Congleton High Street proceed up Moody Street which becomes Howey Lane taking the second right into Howey Hill and the property will be found on the right hand side clearly identified by our For Sale board.

