

## GROUND FLOOR



Energy performance certificate (EPC)		
Kilncroft Barn Bank Lane North Rode CONGLETON CW12 2PJ	Energy rating <b>D</b>	Valid until: 14 March 2033 Certificate number: 0890-3025-7207-5087-0200

Property type	Semi-detached house
Total floor area	223 square metres

### Rules on letting this property

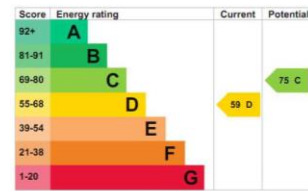
Properties can be let if they have an energy rating from A to E.

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 current 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

## 1ST FLOOR



**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.



**Kilncroft, Bank Lane,  
North Rode, Congleton,  
Cheshire CW12 2PJ**

**Offers in Excess of £850,000**

- IMPRESSIVE 5 BEDROOM BARN CONVERSION
- SPACIOUS & CHARACTERFUL ACCOMMODATION
- FARMHOUSE STYLE BREAKFAST KITCHEN
- SEPARATE LOUNGE & SNUG. GENEROUS DINING HALL.
- GARAGE CONVERTED INTO OFFICE/GYM
- FAMILY BATHROOM. TWO EN SUITES.
- PRIVATE DRIVEWAY & PARKING FOR NUMEROUS VEHICLES
- EXTENSIVE REAR LAWNED GARDENS WITH LARGE ALFRESCO DINING PATIO
- ADDITIONAL PADDOCK CIRCA 3 ACRES
- SOUGHT AFTER RURAL CHESHIRE HAMLET OF NORTH RODE

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# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

## FOR SALE BY PRIVATE TREATY (Subject to contract)

'A Place in the Country'! That's certainly what's on offer by way of this truly special 5 BEDROOM home, plus it comes with a 3 ACRE PADDOCK and private gardens, and some pretty special views too!

Converted in 2004, this bespoke development of only 4 luxurious and prestigious barns offers a truly wonderful lifestyle for those of you looking for a rural retreat! Offering spacious and characterful accommodation throughout, the inside will surely leave a smile on your face as you enjoy pleasant countryside views almost every way you look! In fact, it takes in many acres of rolling Cheshire countryside, together with the heights of Bosley Cloud and in the far distance The Roaches.

Outside you will find charming courtyard gardens as well as your own generous lawn that's just perfect for enjoying the peaceful surroundings. Ample parking, a useful converted garage space, and a 3 ACRE PADDOCK (or thereabouts) complete the whole package making this a fantastic opportunity for a range of buyers.

North Rode is the most attractive rural hamlet in the heart of Cheshire, between Congleton and Macclesfield. Its locality offers access to an abundance of scenic walks, cycling and running routes. Practically the towns of Macclesfield and Congleton are within 6 miles and 5 miles respectively, with Manchester Airport some 13 miles away offering flights to worldwide destinations. The main town of Macclesfield, is offered with its mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants. Equally the charming market town of Congleton is blessed with a thriving range of facilities, excellent railway networks and enjoys easy access to the M6 Motorway.

An impressive, long, gravel drive leads to the private residences only, with delightful formal communal gardens lying to the front of the barn conversion. There here is also an additional driveway found to the rear of Kilncroft which leads to its own private driveway, providing parking for numerous vehicles and its landscaped lawned gardens with an extensive Indian stone paved terrace providing an ideal outside dining and relaxing area.

The main entrance opens into the reception hallway with Macclesfield stone floor, with cloakroom off and a beautiful oak return staircase to the first floor galleried landing. The dining hall is generous; a fitting place to host a family's weekly Sunday roast! From the dining hall is a cosy lounge featuring picture windows and an attractive exposed brick built fireplace which comfortably houses a gas fired stove. The breakfast kitchen is the family hub, a really pleasant social space; a place to gather, chat and cook; you can even imagine the baking aroma of homemade bread. Tucked off the kitchen is a delightful snug, a place to retire to and snooze, or watch an afternoon of sports. Completing the ground floor is a useful utility room, off which is the converted garage, now set up as a WORK FROM HOME OFFICE AND GYM.

The galleried landing with exposed oak beams, provides doorways to each of the 5 BEDROOMS, all individually unique, some with high angular ceilings, one with its own bullseye window which captures beautifully, farmland views and the breathtaking Bosley Cloud. The master bedroom is large, having angular ceilings, exposed oak beams, and is complemented with its own en suite shower room and dressing room. Finally, is the family bathroom with three piece crisp white suite with shower over the bath.

Outside, as befits a property of distinction, and to the rear, are the main gardens, which enjoy a sunny aspect, with a deep and extensive Indian stone paved terrace providing mountains of space for outside dining. The terrace overlooks the open plan lawns, which captures the afternoon sun.

Additional land is situated a few yards away, to the north-west of the dwelling, and comprises an area of grazing with mains water supply, and two gated accesses which extends to just under 3 acres (or thereabouts).

We implore you to book an internal viewing to witness everything that's on offer here....and we are sure you won't be disappointed!

### The accommodation briefly comprises: (all dimensions are approximate)

**ENTRANCE :** Natural oak entrance door with glazed centre panel.

**VESTIBULE :** Macclesfield stone floor.

**DINING HALL 15' 0" x 14' 2" (4.57m x 4.31m) :** Dual aspect oak framed sealed unit double glazed windows. Exposed oak beams to ceiling. Double panel central heating radiator. 13 Amp power points. Stone floor. Natural oak return staircase to first floor.

**SEPARATE W.C. :** Oak framed double glazed window to rear aspect. White suite comprising: low level W.C. and pedestal wash hand basin. Low voltage downlighters inset. Stone floor.

**LOUNGE 17' 6" x 14' 2" (5.33m x 4.31m) :** Dual aspect oak framed sealed unit double glazed windows. Oak framed sealed unit double glazed doors to dual aspects. Two double panel central heating radiators. Exposed Cheshire brick feature fireplace with oak mantle over housing a gas fired stove. 13 Amp power points.

**FARMHOUSE DINING KITCHEN 17' 5" x 14' 2" (5.30m x 4.31m) :** Low voltage downlighters inset. Oak framed sealed unit double glazed window to front aspect. Exposed oak beams to ceiling. Double panel central heating radiator. 13 Amp power points. Natural oak eye level and base units having natural granite preparation surfaces with preformed drainer and inset ceramic double Belfast sink inset with chrome mixer tap. Integrated dishwasher. Recessed canopied space for range cooker with integrated extractor hood over. 13 Amp power points. Oak framed doors to front and rear aspect. Stone flagged floor.

**SNUG 14' 2" x 9' 2" (4.31m x 2.79m) :** Low voltage downlighters inset. 13 Amp power points. Television aerial point. Natural oak floor. Double panel central heating radiator. Natural oak framed door and side panels to front aspect.

**UTILITY 10' 6" x 6' 1" (3.20m x 1.85m) :** Preparation surface with circular stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Cupboard housing Glowworm gas central heating boiler. Tiled floor. 13 Amp power points. Oak panelled and glazed door to front aspect.

**OFFICE/GYM 20' 1" x 14' 3" (6.12m x 4.34m) (partial garage conversion) :** L Shaped. Oak framed sealed unit double glazed window to side aspect. 13 Amp power points. Pressurised hot water cylinder.

**GALLERIED LANDING :** Natural oak spindled balustrades. Angular ceiling. Exposed oak beams and panelling. Feature bullseye window. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 1 REAR 15' 7" x 15' 0" (4.75m x 4.57m) :** Exposed oak beams to cathedral ceiling. Dual aspect oak framed sealed unit double glazed windows. Double panel central heating radiator. 13 Amp power points.

**EN SUITE 8' 0" x 6' 1" (2.44m x 1.85m) :** Oak framed sealed unit double glazed window to side aspect. Angular ceilings with exposed beams. White suite comprising: low level W.C., pedestal wash hand basin and large corner shower cubicle with mains fed shower. Wall mounted centrally heated towel radiator. Stone effect floor and wall tiles.

**DRESSING ROOM 6' 8" x 6' 2" (2.03m x 1.88m) :** Oak framed sealed unit double glazed window to side aspect. 13 Amp power points.

**BEDROOM 2 FRONT 15' 6" x 9' 5" (4.72m x 2.87m) :** Oak framed sealed unit double glazed window to front aspect. Angular ceiling. Oak beams. Single panel central heating radiator. 13 Amp power points.

**SMALL DRESSING AREA 6' 0" x 4' 7" (1.83m x 1.40m) :** Door to en suite shower room. Door to under eaves storage measuring 20'2" x 6'4"

**EN SUITE SHOWER ROOM 6' 10" x 5' 9" (2.08m x 1.75m) :** Roof light. Modern white suite comprising: low level W.C. with concealed cistern. Wash hand basin set in vanity unit with double cupboard below. Corner shower cubicle housing a mains fed shower. Wall mounted centrally heated towel radiator. Marble effect floor and wall tiles.

**BEDROOM 3 FRONT 11' 2" x 11' 0" (3.40m x 3.35m) :** Oak framed sealed unit double glazed window to front aspect. Angular ceilings to exposed oak beams and purlins. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 4 FRONT 11' 3" x 7' 7" (3.43m x 2.31m) :** Oak framed bullseye window to front aspect. Angular ceiling with exposed oak beams. Single panel central heating radiator. 13 Amp power points. Television aerial point.

**BEDROOM 5 FRONT 11' 2" x 11' 0" (3.40m x 3.35m) :** Oak framed sealed unit double glazed window to front aspect. Angular ceiling with exposed oak beams. Single panel central heating radiator. 13 Amp power points.

**FAMILY BATHROOM 7' 9" x 6' 0" (2.36m x 1.83m) :** Roof light. Modern white suite comprising: low level W.C. with concealed cistern. Ceramic wash hand basin set in vanity unit with double cupboard below. Panelled bath with chrome bath/shower mixer. Wall mounted centrally heated towel radiator. Polished stone effect floor and wall tiles.

**OUTSIDE :**

**FRONT :** Communal landscaped gardens with central circular lawn with gravel pathways and lawn to frontage with Indian stone paved pathways to each of the properties.

**REAR :** Shared driveway. Gated access to private driveway which provides parking for numerous vehicles. Extensive lawn to mature boundary hedgerow. Large Indian stone paved alfresco seating/dining area

**PADDOCK :** Situated a few yards away, to the north-west of the dwelling, and comprises an area of grazing with mains water supply, and two gated accesses which extends to just under 3 acres (or thereabouts).

**SERVICES :** Mains water and electricity. Drainage via a septic tank. Propane gas tank.

**TENURE :** Leasehold. 999yrs from 1 January 2004. 980 years remaining. An annual charge is levied, currently £50 per calendar month, and this covers the upkeep of the common garden areas and the creation of a sinking fund for any maintenance to the driveway, etc., that is required in the future.

**VIEWINGS :** Strictly by appointment through the joint selling agent **TIMOTHY A BROWN**.

**TAX BAND:** F

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV CW12 2PJ

