

Energy performance certificate (EPC)	
Stone Cottage Congleton Edge CONGLETON CW12 3NB	Energy rating: G Valid until: 1 July 2034 Certificate number: 1034-5523-2305-0912-8202
Property type	Detached house
Total floor area	89 square metres

Rules on letting this property

! You may not be able to let this property

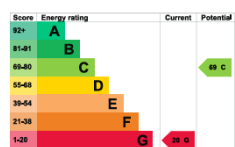
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. 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

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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Stone Cottage, Congleton Edge
Congleton, Cheshire CW12 3NB

Guide Price £650,000

- PICTURESQUE STONE BUILT DETACHED COTTAGE HOME
- TWO DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- TWO SHOWER ROOMS
- USEFUL STONE BUILT SHIPPEN CONTAINING UTILITY & STORE ROOMS
- SET IN 1.31 ACRES OF DELIGHTFUL COTTAGE-STYLE GARDENS
- PRIVILEGED CONGLETON EDGE LOCALITY
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

This home has the chocolate box appeal being built in stone under a slate roof which was replaced in 2012.

The cottage was designed and built for the Sir C.W. Shakerley Bart estate as a shooting lodge circa 1892. The original plan will be given to the purchaser upon completion.

This home is situated in a most sought-after location set in 1.31 acres of cottage-style gardens, which are a delight. It has the benefit of being 5 minutes drive from all local amenities and Congleton train station, but you feel in the middle of the countryside.

The property has LPG central heating from a boiler which was installed in 2022, and private drainage installed in 2017 and last serviced in February 2024. The dining room has an open fireplace, the lounge has a Clearvision multi-fuel burner installed in 2017 and most windows are double glazed.

The accommodation comprises front door to dining room with stairs and access to lounge, fitted kitchen with appliances, garden room, lobby and shower room to the ground floor. At first floor level the landing allows access to two double bedrooms and further large shower room which was formerly a third bedroom.



Externally, there is a stone built shippen with lean-to car port which is very useful, however, subject to planning, it could be converted to make a residential annexe, offices or other use.

As mentioned previously, the grounds are perfect for the purchaser who loves 'pottering in the garden', being mainly laid to lawn but having different areas within, such as patio area, cultivated area with greenhouse, wildflower and shrubs area and pond, etc. With the grounds there are two sheds, one is of a size which could be used as a studio.

This home has not come on the market for over 65 years and it provides a rare opportunity for the purchaser seeking a picturesque cottage which could meet the requirements of a downsizer or a buyer wanting the country life with the option to add value. Therefore viewing highly recommended, and in our view, essential to take in all this home has to offer.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Front door to:

DINING ROOM/RECEPTION ROOM 13' 0" x 10' 0" (3.96m x 3.05m): Secondary glazed window to front aspect. Open fireplace. Two radiators. Stairs. Lobby area with understairs storage.



LOUNGE 13' 0" x 13' 0" (3.96m x 3.96m): Secondary glazed window to front aspect. Double glazed window to side. Clearvision multi-fuel burner. Radiator.

KITCHEN 10' 0" x 10' 0" (3.05m x 3.05m): Double glazed window to rear aspect. Window overlooking garden room. Fitted with a range of matching eye level and base units with granite preparation surfaces. Stainless steel sink unit inset. Gas hob with canopy extractor over. Split level double oven. Integrated dishwasher and fridge. Radiator. Tiled floor.

GARDEN ROOM 10' 0" x 8' 9" (3.05m x 2.66m): Double glazed window. Two outside doors. Tiled floor.

LOBBY AREA 5' 11" x 3' 2" (1.80m x 0.96m): Wall mounted Worcester gas central heating boiler. Door to:

SHOWER ROOM : Double glazed window. White suite comprising: Low level W.C., wash hand basin and large shower tray with curtain. Tongue and groove boarded walls and ceiling. Radiator.

First Floor :

LANDING : Doors to all rooms.

BEDROOM 1 FRONT 12' 0" x 12' 0" (3.65m x 3.65m): Window to front. Radiator. Original latch door.

BEDROOM 2 FRONT 13' 1" x 10' 0" (3.98m x 3.05m): Window to front. Radiator. Original latch door. Storage area over stairs.

SHOWER ROOM : Double glazed windows to front and side aspects. White suite comprising: Low level W.C., pedestal wash hand basin and large shower enclosure. Radiator. Door to airing cupboard with tank and linen shelves. Original latch door.



Outside : Cottage style gardens mainly laid to lawn but having different areas within, such as patio area, cultivated area, wildflower area, shrubs area and natural pond.

SHIPPEN : Split into various rooms comprising:

Utility 12' 8" x 12' 4" (3.86m x 3.76m): Stainless steel single drainer sink. Plumbing for a washing machine.

Store Room 12' 6" x 8' 2" (3.81m x 2.49m): Double timber access doors to outside. Door to utility. Door to:

Store Room 8' 1" x 7' 3" (2.46m x 2.21m): Door to:

Store room 8' 8" x 5' 3" (2.64m x 1.60m):

GREENHOUSE 8' 0" x 6' 0" (2.44m x 1.83m):

TIMBER GARDEN SHED/STUDIO 10' 0" x 19' 6" (3.05m x 5.94m):

SHED 7' 6" x 7' 6" (2.28m x 2.28m):

TENURE : Freehold (subject to solicitor's verification).

SERVICES : Mains electricity and water. LPG central heating. Private drainage.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: F

DIRECTIONS: SATNAV CW12 3NB

