

chris hamriding

lettings & estate agents



17 Howey Hill, Congleton, CW12 4AF

Offers In The Region Of £385,000

A HANDSOME PERIOD HOME WITH A TRULY MAGICAL INTERIOR – ONE OF THE MOST BEAUTIFUL YOU'LL SEE

From the very first glance, this captivating home will set your heart racing. A vibrant forecourt welcomes you, framed by the cascading purple wisteria adorning the brick façade. Step through the original front door into a stunning reception hall with colourful Minton tiles, deep skirtings, and a stunning staircase.

The front reception boasts characterful sash windows, exposed wood floors, and a cast iron gas stove – a perfect blend of character and comfort.

The true heart of the home is the kitchen – a seamless fusion of modern design and period elegance. Featuring high-end appliances, sleek units, and flowing naturally into the garden room dining area with full-height anthracite windows and French doors leading into the lush garden. It's the ideal retreat to relax with a G&T after a long day.

Continuing through to the cosy lounge, you'll find lofty ceilings, deep skirtings, and a warming wood-burning stove. There's also a utility room, cloakroom, and an inviting sunroom – a perfect spot to enjoy a book and garden view. A cool cellar below provides an ideal wine store.

Upstairs, a turning staircase with timber banister leads to a galleried landing beneath a beautiful stained-glass skylight. The main bedroom is exceptionally large, with two sash windows framing panoramic views toward the iconic Bosley Cloud. A second double bedroom and a stunning bathroom with contemporary suite, walk-in shower, and freestanding bath complete the upper floor.

Outside, the private gardens are rich with foliage and seasonal colour – featuring a central lawn, raised borders, seating areas and a charming potting shed.

Situated in a sought-after area just 5 minutes' walk from town, with shops, cafes, and countryside walks on your doorstep – this is lifestyle living at its finest.

Call us today to arrange your private viewing – this home is simply unforgettable.

Entrance hall

Front lounge 12'0" x 13'1" (3.68 x 4)

Mid sitting room 11'1" x 11'10" (3.39 x 3.62)

Rear Dining Kitchen 15'3" x 17'4" max (4.67 x 5.3 max)

Utility room 10'9" x 4'2" inc wc (3.3 x 1.29 inc wc)

Ground floor w.c.

Rear garden room 12'8" x 5'3" (3.88 x 1.62)

Landing

Bedroom 1 17'3" x 11'11" (5.26 x 3.65)

Bedroom 2 11'11" x 11'0" (3.65 x 3.36)

Bathroom 10'3" x 10'9" (3.13 x 3.30)

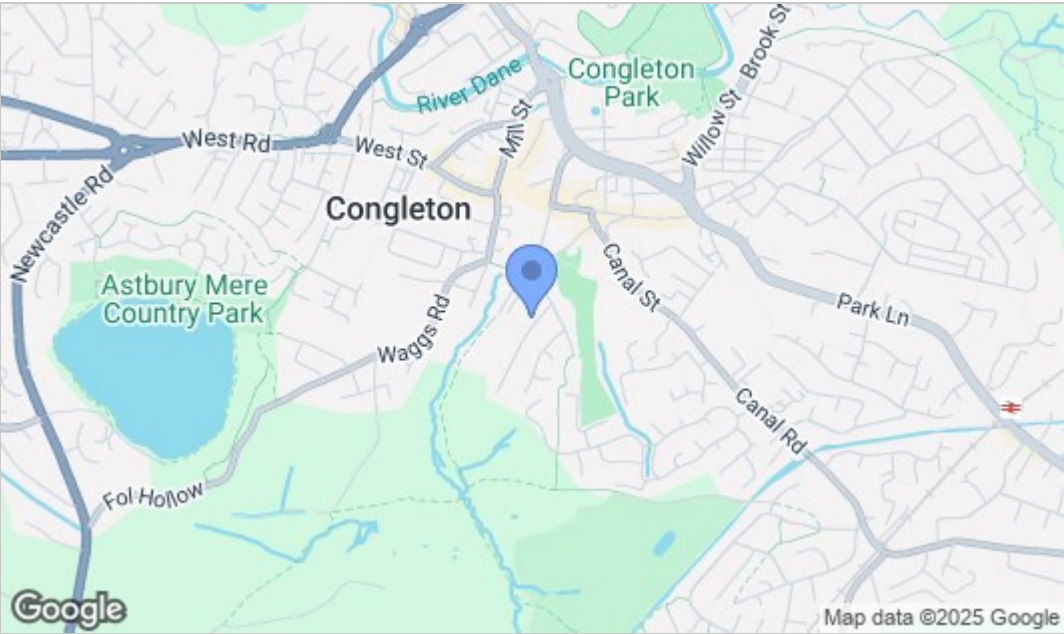
Front and rear gardens

Floor Plan

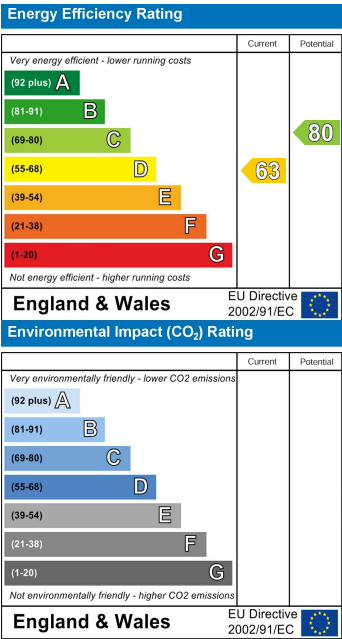


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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