



The Old Ration House, Moody Street, Congleton, CW12 4AP.  
Offers in excess of £700,000.

Whittaker Est. 1930  
& Biggs

## The Old Ration House, Congleton

The Old Ration House is steeped in history whilst standing proudly within one of Congleton's most traditional and interesting streets of architectural splendor and significance, once used during WW2 for the distribution of war time rations to fellow Congletonians.

This exceptional Edwardian home offers 4,000 sqft of accommodation over three floors to include six bedrooms, four reception rooms, plus an open plan kitchen and an additional four cellar rooms.

The property's position is extremely convenient with immediate access to the bustling town of Congleton, with its array of independent shops and eateries which are all at your disposal. In contrast and within just a few minutes' walk, you are able to seek picturesque Cheshire countryside with direct walks to the Macclesfield canal and Astbury Mere country park.

The accommodation is sheer decadence with a luxurious finish that alludes to the classic era of this type of property with exposed brickwork, sash windows and marvellous tall ceilings. The entrance of this property is one to rival that of a boutique hotel, with a truly impressive reception hall, enhanced by fully glazed internal panelled doors. The inner hallway opens to reveal a twin staircase with immediate access to the spacious boot room, which is cleverly concealed and has plentiful storage, plus a separate ground floor cloakroom.

Showcasing an impressive impact from the moment you arrive, with its original coping stone steps as well as twin columns, covered entrance canopy and newly installed wrought iron railings, creating a dramatic exterior frontage. Daily access is obtained from the rear and is just as impressive, with its electric gates and extensive block paved driveway which allows plentiful parking and also reveals the true magnitude of this magnificent home. The rear of the property is further enhanced via a dramatic backdrop which includes rooftop views over the local church and the town hall clock tower which visually enhances the rear skyline.



Attention to detail has been paid to maximize the outdoor space which totals an approximate 1100 sqft of cleverly combined low maintenance gardens.

The private courtyard is complemented by exposed brick walls and sealed concrete patios which are a traditional contrast to the artificial lawns and modern glass panels creating a stylish and extremely private courtyard which is perfect for all year-round alfresco dining and entertaining.

To the heart of the home is an extended open plan living kitchen with adjoining lounge and dining area with feature fireplace, all in addition to the three further reception rooms. The kitchen proudly displays a vaulted ceiling with partially glazed roof which is a welcomed addition to the bi- folding doors having access to the courtyard.

The impressive kitchen is well equipped with a range of bespoke units enhanced by solid wood worktops in contrast to the central island with granite worktops incorporating a seating area for four. There is a full range of integrated appliances including two dishwashers, a double sink unit, three ovens and a wine cooler to assist modern living.

The top floor offers a complete suite, which gives that boutique hotel vibe, offering a fantastic sized master bedroom with a separate luxurious dressing room which has been fitted with bespoke wardrobes and storage. There is also a luxurious bathroom with a separate freestanding bath and enclosed shower cubicle.

The first floor offers five further bedrooms and two-family bathrooms which each present a contemporary and high-end finish, both fitted with quality suites and separate double width shower cubicles.

Another welcomed addition to this home has to be the cellar rooms which are divided into four rooms including a boiler and communication room. The head height permits reasonable use and offers versatile use as a gym or games room.

A property of this caliber and exceptional style within this regarded location are a rarity indeed and must be viewed to be fully appreciated.

### **Front Entrance**

Having panelled solid wood double doors leading to:

### **Entrance Vestibule**

Having coving to ceiling. Deep skirting boards. Glazed and panelled fully glazed doors opening into:

### **Formal Reception Hall 10' 3" x 9' 0" (3.12m x 2.74m)**

Coving to ceiling. Deep skirting boards and original architrave, radiator. Original oak floorboards. Twin open doorways facing into the inner hall with twin separate staircases to main first floor galleried landing.

### **Drawing Room 16' 8" x 15' 1" (5.08m x 4.59m) to bay and alcove.**

Having original sash bay window to front aspect with fitted bespoke plantation shutters. Coving to ceiling, radiator, deep skirting boards. Feature exposed brick fireplace with black quarry tiled hearth and ornate marble surround, housing a cast iron wood burning stove.

### **Sitting Room 16' 8" x 14' 0" (5.08m x 4.26m) to bay and alcove.**

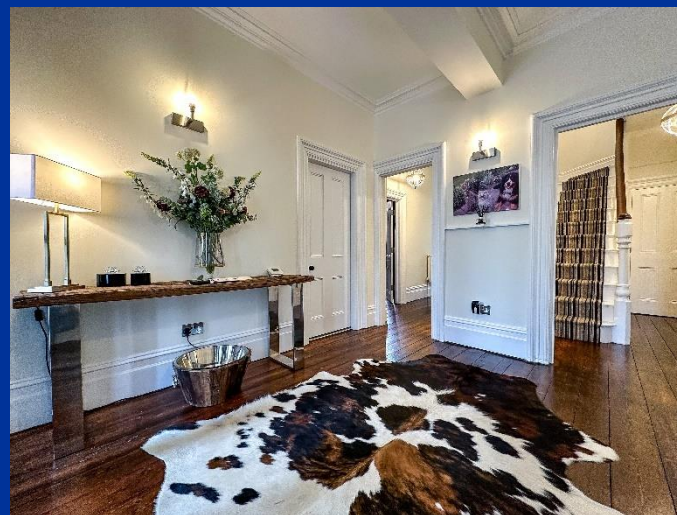
Having an original sash bay window to front aspect with fitted bespoke plantation shutters. Deep skirting boards, concealed original wooden floorboards.

### **Inner Hall**

Two single panel central heating radiators. Dark oak original floorboards. Two separate staircases with turned and spindled balustrades and newel posts to main first floor landing. Recessed store cupboard. Access to boot room.

### **Boot Room 13' 4" x 12' 4" (4.06m x 3.76m) L shaped**

Wall panelling to three quarter height with concealed storage cupboard. Fitted benches with inbuilt storage. Double panel central heating radiator. Original oak floorboards. External panelled solid timber door to the rear courtyard.



### **Cloakroom**

Comprising of a modern white suite having a low level w.c. with concealed cistern and ceramic wash hand basin with chrome mixer tap within a vanity basin with drawers. Panelling to half height, radiator. Oak original floorboards.

### **Study** 12' 5" x 11' 8" (3.78m x 3.55m)

Original timber sash window to rear aspect with fitted bespoke plantation shutters. Wall panelling to three quarter height. Radiator, oak original floorboards.

### **Open Plan Living, Dining, Kitchen** 30' 1" x 22' 8" (9.16m x 6.90m)

#### **Kitchen Area** 17' 2" x 15' 6" (5.23m x 4.72m)

Open plan living, kitchen and dining area with vaulted ceiling to the kitchen allowing optimum light with four sets of double-glazed roof lights.

The kitchen area having a range of bespoke wall mounted cupboard and base units with deep pan drawers having solid oak worksurface over. With a range of quality integral appliances including a Baumatic five ring gas hob with matching two ring gas hob having stainless steel extractor canopy. Two built in electric fan assisted ovens and grills. Integrated wine cooler, combination microwave oven, larder fridge and freezer. Central seating island with solid granite worksurface incorporating two inset single drainer sink units with hot and cold water taps. Storage cupboard units below housing two integrated dishwashers. The luxurious granite worksurfaces extends to and incorporates a breakfast bar providing a seating area for up to four people. Double breakfast Butler's cupboard. Exposed brick feature wall incorporating a blackboard. Quality dark oak effect flooring with underfloor heating. Panelled and glazed folding doors to rear courtyard.

### **Open Plan Living Dining Area** 22' 8" x 10' 10" (6.90m x 3.30m)

Accessed from the kitchen. Georgian style windows to

dual aspects, Feature exposed brick Inglenook fireplace with stone mantel over. Built in store cupboard to each alcove. Dark oak flooring with underfloor heating. Door to cellar.

### **Cellar Rooms—**

#### **Boiler Room** 12' 8" x 12' 0" (3.86m x 3.65m)

Exposed walls, radiator. Wall mounted Worcester central heating boiler with pressurised hot water cylinder. Stone slab floor.

#### **Utility** 14' 2" x 14' 0" (4.31m x 4.26m)

Having a solid wood worksurface with built in cupboard units below. Space and plumbing for washing machine and tumble dryer. Double radiator. Stone slab floor. Cupboard housing gas and electricity meters and networking for alarm, CCTV and WIFI.

#### **Boiler Room Two** 13' 3" x 12' 8" (4.04m x 3.86m)

Power and light. radiator. Wall mounted Worcester central heating boiler and pressurised hot water cylinder. Stone slab floor.

#### **Gym** 15' 4" x 14' 3" (4.67m x 4.34m)

Electric light and power radiator, mirrored walls. Interlocking padded flooring.

### **First Floor Galleried Landing**

With turned and spindled balustrade, radiators. Staircase to second floor.

#### **Bedroom Two** 14' 5" x 14' 0" (4.39m x 4.26m)

Timber framed double glazed sash window with bespoke plantation shutters, radiator. Two built in double wardrobes.

#### **Bedroom Three** 14' 4" x 14' 0" (4.37m x 4.26m)

Timber framed double glazed sash window to front aspect with bespoke plantation shutters, radiators. Built in desk with integrated power point.

#### **Bedroom Four** 12' 9" x 12' 4" (3.88m x 3.76m)

Timber framed sash window to rear aspect with bespoke plantation shutters. Double panel central heating radiator.

#### **Bedroom Five**

Timber framed double glazed sash window to front aspect with bespoke plantation shutters, radiator. Exposed floorboards.

#### **Study/ Bedroom** 9' 1" x 9' 0" (2.77m x 2.74m)

Timber framed double glazed sash window to front aspect with bespoke plantation shutters. Single panel central heating radiator.

#### **Bathroom One** 12' 0" x 11' 1" (3.65m x 3.38m)

Georgian style timber framed window to rear aspect. Contemporary white suite comprising low level w.c., cantilevered ceramic wash hand basin with storage drawer, freestanding bath with chrome mixer tap and separate shower attachment. Double shower cubicle with glass screens and rainfall shower with thermostatic controls. Exposed brick feature wall. Single panel central heating radiator. Chrome centrally heated towel radiator. Oak effect floor.

#### **Bathroom Two** 16' 10" x 11' 9" (5.13m x 3.58m)

Georgian style timber framed window to rear aspect. Contemporary white suite comprising: low level w.c., cantilevered ceramic wash hand basin with storage drawer and freestanding bath with chrome mixer tap and separate shower attachment. Double shower cubicle with glass screens and rainfall shower with thermostatic controls. Exposed brick feature wall. Single panel central heating radiator. Chrome centrally heated towel radiator. Oak effect floor.

**Second Floor: Master Bedroom** 18' 2" x 14' 10"  
(5.53m x 4.52m)

Having a pitched roof with Velux roof light. Double panel central heating radiator. Two under eaves storage areas.

**Dressing Room** 17' 0" x 8' 0" (5.18m x 2.44m)

Bespoke handmade wardrobes with hanging rails, pull out drawers and dressing table. Single panel central heating radiator.

**En-Suite** 17' 3" x 6' 2" (5.25m x 1.88m)

Contemporary white suite comprising: - low level w.c., cantilevered ceramic wash hand basin with integrated drawer beneath and freestanding oval shaped bath with chrome bath/shower mixer tap. Deep recessed shower cubicle with fast draw ceramic base and square head shower attachment over with thermostatic controls and glass doors. Oak effect flooring. Wall mounted chrome centrally heated towel radiator. Velux roof light.

**Externally: -  
Front**

Wrought iron railings affixed to half bricked walls with slate coping stones. External lighting. Wide stone steps with pillared portico to front entrance.

**Rear**

Having a security timber gate to the side passage with polished concrete floor and security light. Cold water tap.

**Courtyard**

Having artificial grass laid area with timber panelled and exposed brick feature walls. To the rear is a sealed concrete yard area which continues down the side. External lighting. Stone steps with slate treads and glass balustrade with steps leading up to:

**Rear Parking Area/Terrace** 43' 6" x 26' 2" (13.25m x 7.97m)

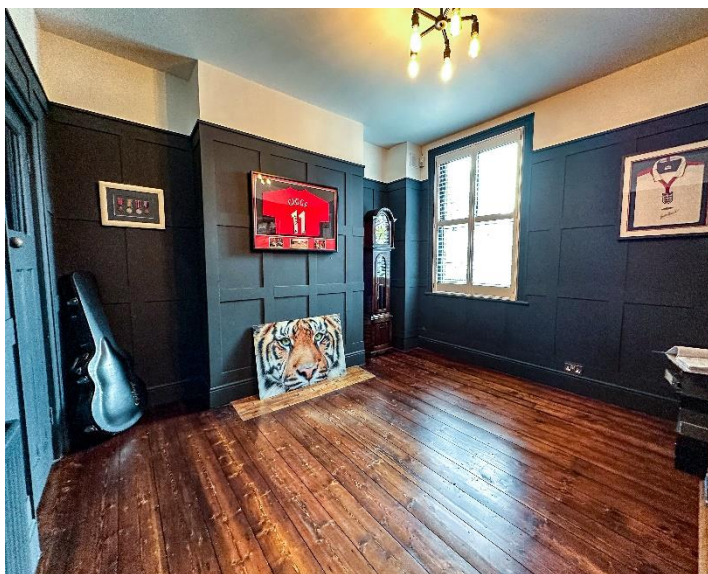
Automated electric remote controlled solid timber gate to car park. An area of approximately 1100 sq ft providing ample parking for up to four vehicles. Laid with Old English style cobbles with inset LEDs. Encompassed with brick walls and with slate coping stones.

**Note:**

Council Tax Band: F

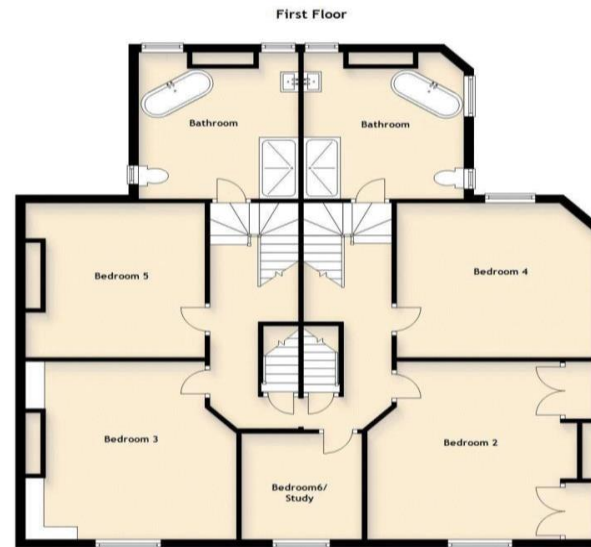
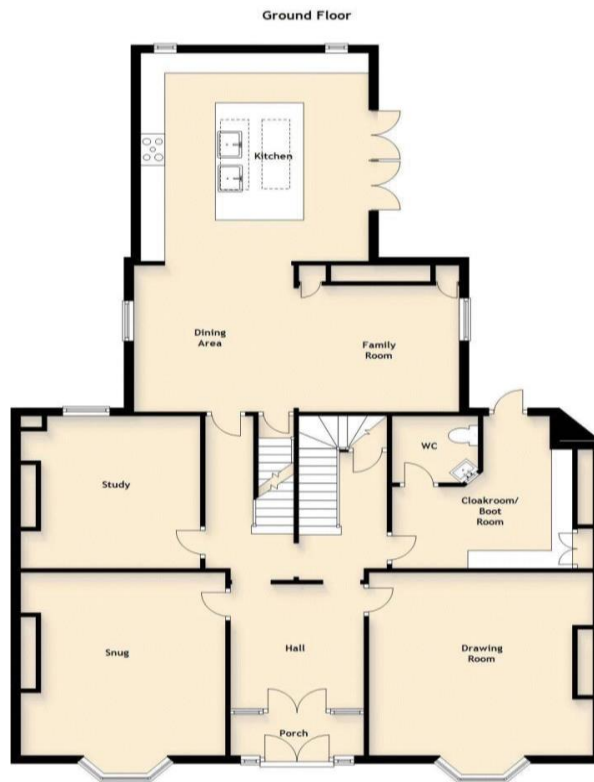
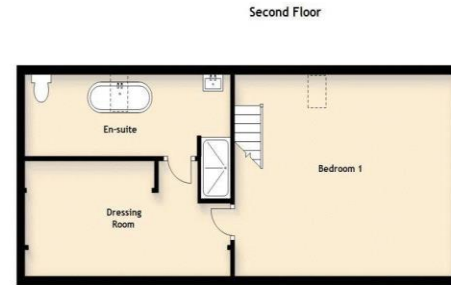
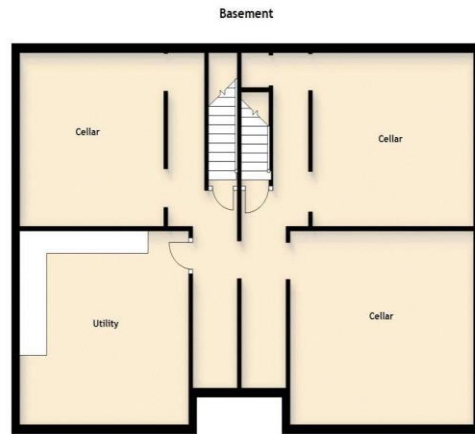
EPC Rating: C

Tenure: Freehold













**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with nonstandard lenses

16 High Street  
Congleton  
Cheshire  
CW12 1BD  
T: 01260 273241  
E: [congleton@whittakerandbiggs.co.uk](mailto:congleton@whittakerandbiggs.co.uk)

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

Est. 1930  
**Whittaker  
& Biggs**