



**Outside :**

**FRONT :** Large tarmac driveway providing parking for many cars. Path leading to Farmhouse front door.

**SIDE :** Driveway extends to the side of the Annexe terminating at gate accessing the rear garden.

**REAR :** The rear gardens are split into two lawn and patio sections enclosed by hedges.

**WORKSHOP 12' 4" x 19' 3" (3.76m x 5.86m) :**

**WORKSHOP STORE 9' 9" x 21' 7" (2.97m x 6.57m) :**

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

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

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

**TAX BAND :** E

**LOCAL AUTHORITY:** Staffordshire Moorlands

**DIRECTIONS:** SATNAV ST8 6QR

Energy performance certificate (EPC)			
62, Well Lane Gillow Heath STOKE-ON-TRENT ST8 6QR	Energy rating <b>B</b>	Valid until:	27 January 2030
		Certificate number:	8460-7929-2320-2738-7226

Property type	Semi-detached house
Total floor area	198 square metres

**Rules on letting this property**

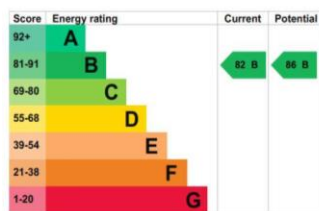
Properties can be let if they have an energy rating from A to E.

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 energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

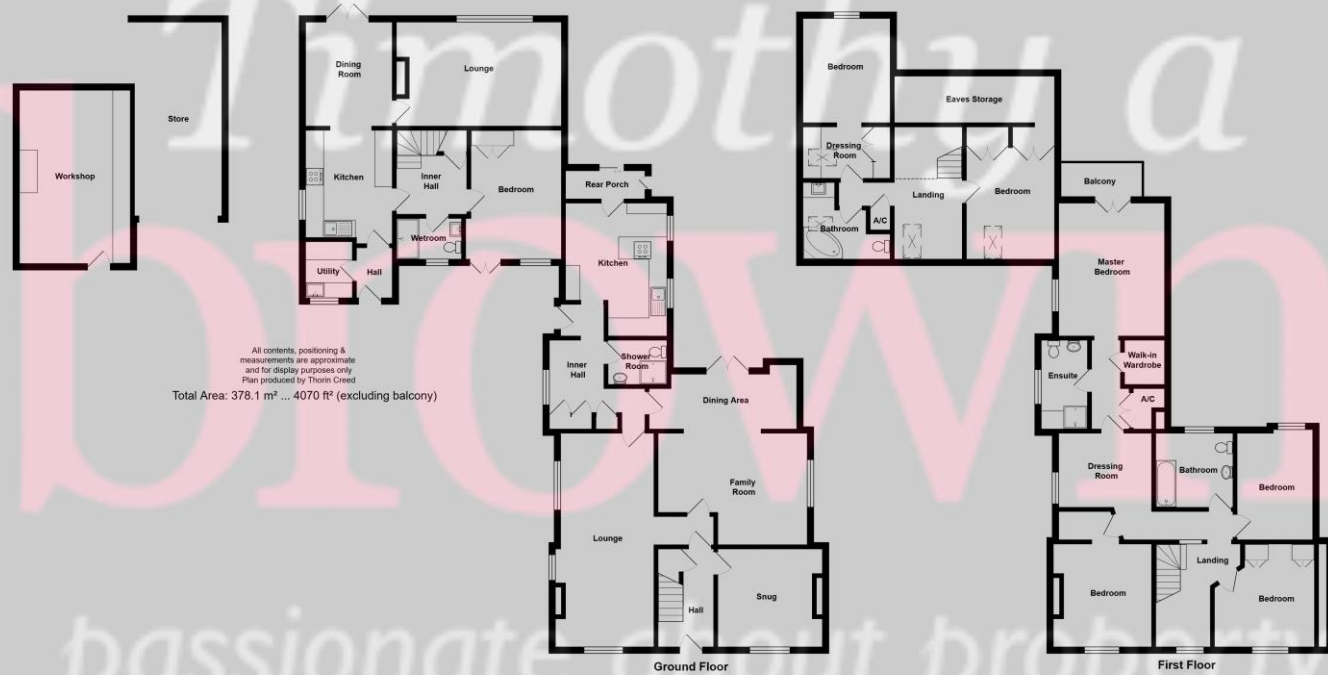


The graph shows this property's current and potential energy rating.

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.



## Rose Cottage Farmhouse,

62 Well Lane, Gillow Heath, Stoke-On-Trent,  
Staffordshire ST8 6QR

**Selling Price: £695,000**

- SUBSTANTIAL 4,000 SQ FT FARMHOUSE WITH THREE-BEDROOM ANNEXE IN RURAL GILLOW HEATH
- VERSATILE MULTI-GENERATIONAL LAYOUT WITH FIVE RECEPTION ROOMS
- CHARACTER FEATURES INCLUDING GALLERIED LANDINGS & LOG BURNERS
- SPACIOUS FARMHOUSE KITCHEN PLUS MODERN ANNEXE KITCHEN WITH APPLIANCES
- SEVEN DOUBLE BEDROOMS INCLUDING MASTER SUITE WITH BALCONY & DRESSING ROOM
- GENEROUS MATURE GARDENS, LARGE WORKSHOP & EXTENSIVE PARKING
- COUNTRYSIDE VIEWS & SHORT STROLL TO LOCAL PUB & GARDEN CENTRE
- SOLAR PANELS INCLUDED IN SALE PROVIDING ENERGY SAVINGS

2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

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

A unique opportunity to acquire a substantial 4/5 bedroom former farmhouse with a modern 3-bedroom annexe, offering in excess of 4,000 sq ft of beautifully presented and versatile living accommodation. Located within the picturesque semi-rural hamlet of Gillow Heath, the property enjoys attractive countryside views and is positioned just a short stroll from a popular family-run pub and garden centre. This remarkable home provides exceptional flexibility for multi-generational living, extended family, or those seeking the option to combine both dwellings into one impressive residence.

Currently arranged as two independent dwellings, the property boasts an impressive total of five reception rooms, seven bedrooms and five bathrooms, blending traditional farmhouse character with modern comforts. The generous driveway provides ample parking, and the property is conveniently situated within easy reach of Congleton and Biddulph town centres.

One of the standout features is the tranquil rural outlook, with generous mature gardens to the rear of both the farmhouse and the annexe, offering excellent outdoor space for relaxation and recreation. The property also benefits from solar panels, which the vendors inform us are owned outright and included in the sale, providing the advantage of reduced energy bills (buyers are advised to confirm full details with their legal representative). Each dwelling has its own independent gas central heating boiler — the farmhouse boiler located in the kitchen and the annexe boiler in the utility room.

### FARMHOUSE

The farmhouse accommodation comprises a welcoming reception hall with a bespoke timber turn-flight staircase rising to a spacious first-floor galleried landing. Ground floor rooms include a snug/bedroom five, a living room with log burner, an L-shaped family room, and a dining area enjoying views over the rear garden. A side entrance hall provides built-in cloaks storage and access to a modern shower room/w.c. The fitted dining kitchen includes built-in appliances and leads to a rear porch.

On the first floor, the generous galleried landing enjoys natural

light from a front-facing window and provides access to four double bedrooms. The master bedroom features an en-suite shower room/w.c., a separate dressing room, a walk-in wardrobe, and a balcony overlooking the rear garden. A family bathroom completes the first-floor accommodation.

### ANNEXE

The annexe offers its own private entrance hall, utility room, and a quality modern fitted kitchen with built-in appliances. A spacious dining area to the rear features French doors opening onto the garden, while the large living room includes a log burner. An inner hallway houses a hand-built oak turn-flight staircase and under-stairs storage. The ground floor also includes a modern shower room/w.c. and a double bedroom with built-in wardrobes and French doors to the front elevation.

The first-floor galleried landing benefits from a large skylight window. Two further double bedrooms are located on this level — one with a useful dressing room off, and the other with built-in wardrobes and extensive eaves storage. A quality L-shaped bathroom suite completes the accommodation.

### EXTERNALLY

The property enjoys extensive off-road parking to the front and side elevations. To the rear are generous, mature, flat lawned gardens serving both the farmhouse and the annexe. A large and highly useful workshop/garage outbuilding is positioned to the rear of the annexe.

To experience the full scale and character of this unique and beautiful property, be sure to watch our video tour.

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

Farmhouse :

ENTRANCE : Open porch with door to:

ENTRANCE HALL : Radiator. Stairs with cupboard below. Door to:



SNUG 11' 8" x 11' 7" (3.55m x 3.53m) : PVCu double glazed window. Brick open fireplace. Radiator.

LOUNGE 11' 0" x 23' 11" (3.35m x 7.28m) : PVCu double glazed windows to dual aspects. Fireplace with cast iron wood burner inset. Two radiators. Tiled floor.

FAMILY ROOM 16' 10" x 12' 5" (5.13m x 3.78m) : PVCu double glazed window. Feature fireplace. Radiator.

DINING AREA 16' 7" x 6' 1" (5.05m x 1.85m) max : Radiator. PVCu double glazed French doors to rear patio.

INNER HALL : PVCu double glazed window. Radiator. Fitted cupboard. Doors to various rooms. Composite door to outside.

SHOWER ROOM : White suite comprising: Low level W.C., wash hand basin and shower enclosure. Chrome heated towel radiator. Fully tiled walls and floor.

KITCHEN 11' 3" x 14' 9" (3.43m x 4.49m) : PVCu double glazed window. Pine fitted eye level and base units with roll edge laminate worktops having stainless steel single drainer sink unit inset with mixer tap. Electric induction hob with oven below. Space and plumbing for washing machine. Tiled splashbacks. Radiator. Tiled floor. Door to:

REAR PORCH : Feature stone sink. Chrome heated towel radiator. Shelving. Door to outside.

First Floor :

LANDING : PVCu double glazed window with desk seating area.

MASTER BEDROOM (BEDROOM 1) 11' 9" x 14' 8" (3.58m x 4.47m) : PVCu double glazed window to side. Beams to ceiling. Radiator. Stripped and stained floor. Doors to:

BALCONY : Wrought iron railing and seating area.

EN-SUITE : PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and shower enclosure with glass door. Radiator. Fitted cupboard. Tongue and groove boarding up to dado rail.

WALK-IN WARBROBE : Shelving and hanging rails.

DRESSING ROOM 9' 10" x 8' 3" (2.99m x 2.51m) : PVCu double glazed window. Radiator.

BEDROOM 2 11' 2" x 11' 11" (3.40m x 3.63m) : PVCu double glazed window. Radiator. Fitted wardrobes with central dressing table.

BEDROOM 3 10' 11" x 11' 6" (3.32m x 3.50m) : PVCu double glazed window. Radiator. Separate wardrobes.



BEDROOM 4 8' 5" x 12' 3" (2.56m x 3.73m) : PVCu double glazed window. Radiator.

BATHROOM 8' 8" x 7' 6" (2.64m x 2.28m) : PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and large panelled bath with central shower mixer tap. Chrome heated towel radiator. Walls tiled up to dado rail.

Annexe :

HALL : Composite entrance door. Radiator. Latch doors to utility and kitchen. Tiled floor.

UTILITY : Wall cupboard. Fitted worktop with space below for washing machine and tumble dryer. Belfast sink. Wall mounted central heating boiler. Chrome heated towel radiator. Tiled floor.

KITCHEN 9' 8" x 12' 7" (2.94m x 3.83m) : PVCu double glazed window. Attractive cottage style fitted eye level and base units. Split level oven. Electric hob with extractor over. Inset sink with mixer tap. Space for American style fridge.

DINING ROOM 9' 10" x 11' 6" (2.99m x 3.50m) : PVCu double glazed doors to outside. Radiator. Tiled floor. Latch door to:

LOUNGE 18' 6" x 11' 8" (5.63m x 3.55m) max : PVCu double glazed window. feature fire with cast iron wood burner inset. Radiator. Tiled floor.

INNER HALL : Radiator. Oak staircase to first floor. Tiled floor. Latch doors to:

SHOWER ROOM : PVCu double glazed opaque window. White suite comprising: Low level W.C., wash hand basin set in vanity unit and shower enclosure. Walls tiled to half height. Chrome heated towel radiator. Tiled floor.

GROUND FLOOR BEDROOM 10' 8" x 14' 4" (3.25m x 4.37m) : PVCu double glazed window and PVCu French doors to front aspect. Radiator. Fitted wardrobes with dressing table.

LANDING : Velux roof light. Sitting area. Cupboard with hot water cylinder within. Latch doors to:

BEDROOM 1 9' 10" x 12' 4" (2.99m x 3.76m) : Velux roof light. Fitted wardrobes.

BEDROOM 2 9' 8" x 11' 7" (2.94m x 3.53m) : PVCu double glazed window. Radiator.

DRESSING ROOM : Velux roof light. Radiator. Fitted wardrobes.

BATHROOM : Velux roof light. White suite comprising: Low level W.C., wash hand basin set in vanity unit and large corner bath with mixer shower tap. Chrome heated towel radiator. Tongue and groove boarding leading up to dado rail.

