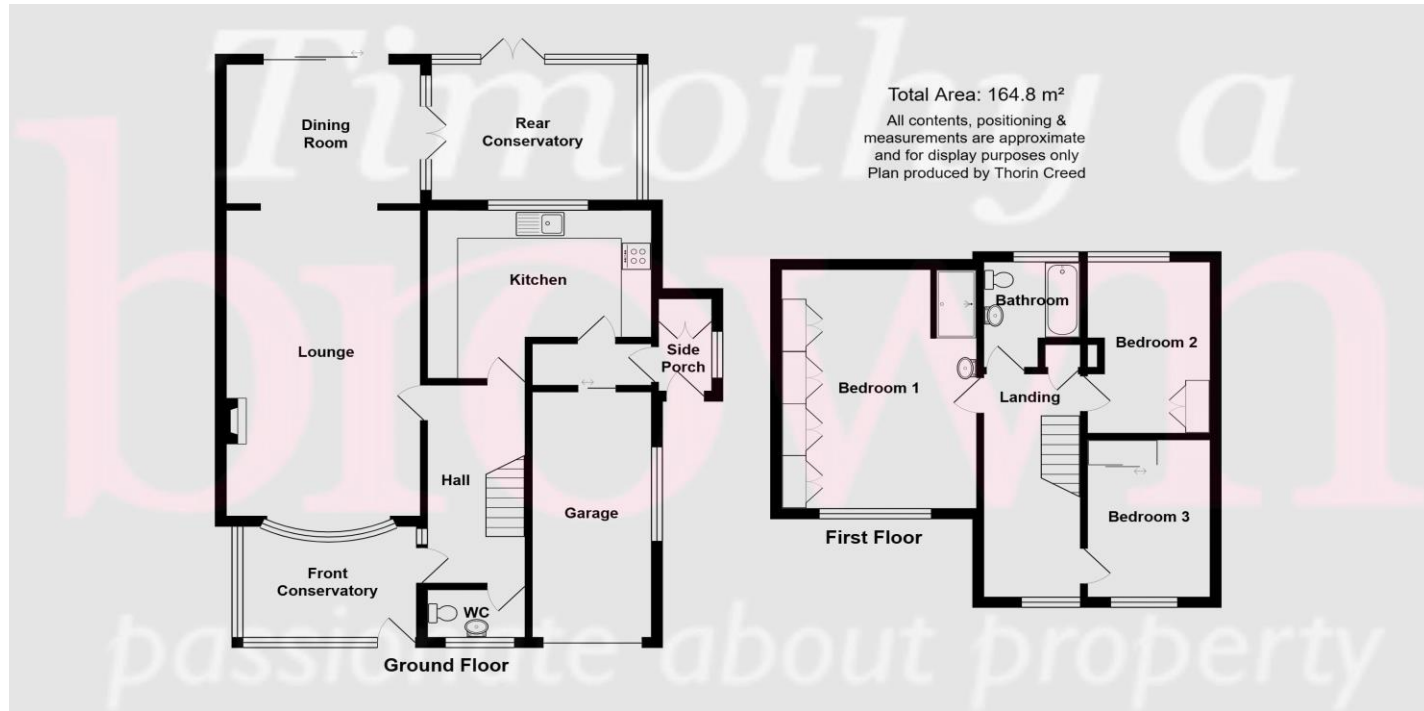


# Timothy a brown



Find an energy certificate (0) English | [Contact](#)

### Energy performance certificate (EPC)

Standard form The Energy Rating Scale (A-G) is used to assess the energy performance of the property	Energy rating <b>D</b>	Valid until 18 April 2030
Carbon number 8387 3611-8384-2104-4284		

Property type: Detached house  
Total floor area: 121 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/government/guidance/energy-performance-of-buildings-regulations-2015>

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

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

**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.



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

# Timothy a brown

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

## Woodland View

30a Station Road, Mow Cop, Stoke-On-Trent, Staffordshire ST7 3NT

Selling Price: £460,000

- MAGNIFICENT FAR REACHING COUNTRYSIDE VIEWS FROM EVERY ROOM
- BEAUTIFULLY POSITIONED, EXTENDED FAMILY HOME
- WELL MAINTAINED THROUGHOUT WITH SCOPE TO MODERNISE THE KITCHEN
- SMART HOME FEATURES INCL. HIVE HEATING & ALEXA CONTROLLED BLINDS
- GENEROUS DRIVEWAY, GARAGE & ATTRACTIVE FRONT AND REAR GARDENS
- DIRECT ACCESS TO SHARED PADDOCK WITH PROTECTED OUTLOOK (CLAWBACK APPLIES)
- EXCELLENT COMMUTER LOCATION NEAR CONGLETON, BIDDULPH & A34



Enjoying magnificent, far-reaching panoramic countryside views from every window, this beautifully positioned and extended home is expected to attract strong interest. Early viewing is highly recommended and, in the meantime, we invite you to watch the video tour and view the photographs.

The property and land extends to approximately 0.31 acres.

This house has been well maintained throughout. The solid pine bespoke kitchen (by E Beech) is of good quality and has plenty of storage space.

Features include a mix of hardwood-framed and PVCu double glazing, combi boiler gas central heating connected to a Hive system allowing remote control operation via the internet.

Automatic remote-controlled dining room curtains and blinds, also operable through hand controls or via Alexa.

To the front, a generous vitreous clay block-paved driveway provides ample off-road parking and leads to the garage, complemented by lawned gardens and raised flower and shrub borders. The rear garden is well stocked and enjoys a stone patio with steps down to a lawn and a rear gate opening directly onto a shared paddock.

The property owns a strip of land approximately the width of the plot, extending down to the hedge. This paddock was jointly purchased many years ago by neighbouring homeowners to safeguard the outlook and prevent future development. A clawback clause will apply, stating that should the land be developed within the next 20 years, the purchaser will be required to pay the current owner (or their successors) 50% of the uplift in value from grazing to development land.

Internally, the accommodation extends to approximately 164.8 sq m (1,773 sq ft) and comprises a front conservatory with outstanding views over woodland, entrance hall, WC, lounge, dining room, rear conservatory enjoying a rural aspect and panoramic views over five counties on a clear day, breakfast kitchen, rear lobby and porch.

To the first floor are three well-proportioned bedrooms with fitted furniture and open views, with the principal bedroom benefiting from a corner wash-hand basin and shower enclosure. A family bathroom completes the accommodation.

Planning permission was previously approved in 1999 (Application No: 31284/3) to extend the first-floor accommodation, although this has since lapsed.

The location is ideal for commuters, offering convenient access to Congleton, Biddulph and the A34 via Congleton or Scholar Green, enabling onward travel to major road and rail networks. Congleton, Biddulph and Kidsgrove all offer a range of major supermarkets within easy reach. The area also provides excellent countryside walks, with Mow Cop Castle, Little Moreton Hall, both National Trust properties close by. There are also a number of local schools.

**Viewings are strongly recommended to fully appreciate the setting, views and potential of this exceptional home.**

#### The accommodation briefly comprises

(all dimensions are approximate)

**FRONT CONSERVATORY 11' 6" x 8' 2" (3.50m x 2.49m):** PVCu double glazed windows under a poly carbonate roof. Radiator. Hardwood double glazed door to hall.

**HALL :** Radiator. Stairs. Doors to ground floor rooms.

**SEPARATE W.C. :** Hardwood double glazed opaque window to front aspect. White suite comprising: low level W.C., wash hand basin set in vanity unit with shelving. Radiator.

**LOUNGE 12' 10" x 21' 11" (3.91m x 6.68m):** Hardwood double glazed bow window overlooking porch/conservatory. Feature stone fireplace with corner slate hearth extending to form a TV plinth. Large archway to dining room.

**DINING ROOM 12' 11" x 9' 11" (3.93m x 3.02m):** PVCu double glazed patio windows with views over the garden and beyond. The windows have electric blinds and curtains operated by handheld controllers or remote control via Alexa internet. Two radiators. PVCu double glazed doors to conservatory.

**CONSERVATORY 13' 0" x 10' 0" (3.96m x 3.05m):** PVCu double glazed windows under a polycarbonate roof. Double door to rear garden. Two radiators. Tiled floor.

**BREAKFAST KITCHEN 12' 5" x 15' 0" (3.78m x 4.57m) maximum:** Downlighters to ceiling. Traditional bespoke pine fitted kitchen with laminated surfaces and pine timber edging. Tiled to splashbacks. Electric hob. Split level double oven. Space for fridge freezer below. Single drainer stainless steel sink with mixer tap. Radiator. Space for full height fridge freezer. Space for table and chairs.

**REAR CORRIDOR :** Door to side porch. Door to garage.

**SIDE PORCH :** Hardwood single glazed window and door to outside. Tiled floor. Double doors to fitted cupboard.

**First Floor :**

**LANDING :** Hardwood double glazed window to front aspect. Radiator. Eaves storage. Storage cupboard. Access to roof space.

**BEDROOM 1 FRONT 12' 11" x 17' 1" (3.93m x 5.20m):** Hardwood single glazed window to front aspect. Radiator. Fully fitted bedroom suite comprising: dressing table, a number of wardrobes and two bedside lockers. Radiator. Corner shower enclosure and pedestal wash hand basin.

**BEDROOM 2 REAR 12' 6" x 8' 3" (3.81m x 2.51m):** Hardwood double glazed window to rear aspect. Radiator. Fitted wardrobe

with built-in dressing table and cupboard. Flip-up table and chest of drawers.

**BEDROOM 3 FRONT 11' 3" x 8' 2" (3.43m x 2.49m):** Hardwood double glazed window to front aspect. Radiator. Fitted wardrobe with built-in dressing table and cupboards. Flip-up table.

**BATHROOM :** Hardwood double glazed window to rear aspect. White suite comprising W.C., wash hand basin set in vanity unit with mirror and cupboard above and panelled bath with hand grips and shower and glass screen over. Half tiled walls. Radiator.

**Outside :**

**FRONT :** Block brick driveway providing parking for many cars which terminates at the garage. Lawn with raised stone flower and shrub beds.

**SIDE :** To one side there is wrought iron double gates, with path to rear. To the other side is a path terminating at a timber shed.

**REAR :** Garden with stone patio with steps down to the lawn and a number of specimen shrubs. Shrubs and trees with gate to grass field.

**GARAGE 18' 9" x 8' 3" (5.71m x 2.51m):** Electric up and over vehicular access door. Hardwood double glazed window to side aspect. Tiled floor. Power and light. Wall mounted combi gas central heating boiler.

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

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

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

**LOCAL AUTHORITY:** Cheshire East Council **TAX BAND:** E

**DIRECTIONS:** SATNAV: ST7 3NT

