

Timothy a brown



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Energy performance certificate (EPC)

Property address	16 March 2026
Energy rating	E
Valid until	16 March 2026
Property type	Detached house
Total floor area	348 square metres

Rules on letting this property

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

Energy rating and score

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

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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The Old Vicarage
Reades Lane, Congleton, Cheshire CW12 3LL

Selling Price: £700,000

- GRAND VICTORIAN GENTLEMAN'S RESIDENCE BUILT IN 1873 WITH ORIGINAL PERIOD FEATURES
- LARGE 0.77 ACRE PLOT WITH MATURE WOODLAND GARDENS AND HIGH PRIVACY
- SPACIOUS ACCOMMODATION INCLUDING FOUR RECEPTION ROOMS AND SIX BEDROOMS
- SWIMMING POOL COMPLEX AND SUBSTANTIAL CELLARS
- ATTIC ROOMS WITH DEVELOPMENT POTENTIAL
- WALKING DISTANCE TO GOLF CLUB, RAILWAY STATION, HIGH TOWN SHOPS, PUBS, AND MOSSLEY PRIMARY SCHOOL
- INCREDIBLE RENOVATION OPPORTUNITY TO CREATE A BESPOKE DREAM HOME



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The Old Vicarage is an imposing and traditional Victorian gentleman's residence, historically linked with Holy Trinity, Mossley and formerly serving as the parsonage house until 1975.

Situated along Reades Lane in the picturesque Dane Valley, the property enjoys a highly desirable location close to a range of local amenities. These include the Golf Club directly opposite, Congleton Railway Station, shops, public houses, takeaways in nearby High Town, and the well-regarded Mossley Primary School—all within walking distance.

Built in **1873**, the house showcases classic Victorian architecture and retains an abundance of its original character features.

The property offers an exciting opportunity for a purchaser to modernise and personalise the accommodation, and it has been priced to reflect the updating required.

Set within approximately **0.77 acres** of established woodland gardens, the home is approached via a sweeping tarmac driveway leading from Reades Lane, passing to the side of the property and concluding at the garaging positioned at the rear.

The gas centrally heated accommodation is extensive and briefly comprises:

Ground Floor: Porch, impressive reception hall with fireplace, study, drawing room, lounge, dining room, kitchen, swimming pool complex, and two garages with utility area and outside



washroom and W.C. There are also substantial cellars.

First Floor: Accessed via the main staircase from the hall and an additional former servants' staircase. There are six bedrooms, one with an ensuite, plus a family bathroom and separate W.C.

Second Floor: Three attic rooms (formerly servants' quarters) with access to the roof void, offering further potential for development if desired.

Externally, the grounds afford a high degree of privacy with mature trees, shrubs, and meandering pathways throughout the garden. The rear garden features a lawned area and a charming fish pond.

While the property does require updating, the scope to create a magnificent and unique family home is exceptional.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Glazed door to:

PORCH 6' 0" x 7' 4" (1.83m x 2.23m) : Quality tiled floor. Original door to:

HALL 11' 0" x 20' 4" (3.35m x 6.19m) : Covings to ceiling. Doors to principal rooms. Fireplace. Minton tiled floor. Staircase.

STUDY 9' 0" x 20' 3" (2.74m x 6.17m) : Fireplace. Book shelves.

DRAWING ROOM 18' 6" x 15' 5" (5.63m x 4.70m) : Open fireplace. Covings to ceiling.

LOUNGE 18' 3" x 15' 2" (5.56m x 4.62m) : Open fireplace. Covings to ceiling. Double doors to:

INNER HALL : Quarry tiled floor.



W.C./CLOAKROOM : Low level W.C. Wash hand basin set in vanity unit.

KITCHEN 15' 9" x 15' 8" (4.80m x 4.77m) : Fitted with a range of oak fronted fitted base and eye level units with laminated surfaces and one and a half bowl sink with mixer tap and waste disposal unit. Tiled to splashbacks. Plumbing and space for dishwasher. Space for under unit fridge. Aga cooker heated by gas. Cupboard area incorporating Ideal gas central heating boiler. Quarry tiled floor.

DINING ROOM 10' 6" x 18' 4" (3.20m x 5.58m) maximum : Door to swimming pool. Door to cellar. Door to walk-in pantry with shelving and tiled floor. Door to staircase to first floor.

GARAGE 1 15' 9" x 9' 3" (4.80m x 2.82m) : Up and over door.

GARAGE 2 33' 6" x 20' 0" (10.20m x 6.09m) overall : Double doors. Storage area. Utility area with double drainer. Stainless steel sink with plumbing and space below for washing machine. Quarry tiled floor.

SWIMMING POOL COMPLEX 17' 8" x 35' 5" (5.38m x 10.79m) : Shower area and pool 23' 8" x 12' 6" - requires re-commissioning. If you don't wish to have a pool this could be converted for other use such as a gym. Two sliding patio windows to outside. Door to Verandah.

VERANDAH 18' 0" x 7' 6" (5.48m x 2.28m) : Steps up to the swimming pool access door. Paths lead to the front and side gardens and onto the rear which has mature trees and shrubbery.

CELLARS : Power and light. Split into four areas, one having a barrelled vault ceiling and original stone cold slabs.

LANDING : Large area with doors to principal rooms.

BEDROOM 1 18' 3" x 15' 2" (5.56m x 4.62m) : Covings to ceiling. Cast iron fireplace. Door to ensuite.

ENSUITE 10' 5" x 5' 9" (3.17m x 1.75m) : Low level W.C. Pedestal wash hand basin. Shower cubicle. Shaving point and light.

BEDROOM 2 18' 3" x 15' 5" (5.56m x 4.70m) : Covings to ceiling. Pedestal wash hand basin.

BEDROOM 3 15' 7" x 15' 5" (4.75m x 4.70m) : Wash hand basin. Cast iron fireplace.



BEDROOM 4 9' 4" x 11' 8" (2.84m x 3.55m) :

BEDROOM 5 9' 2" x 8' 6" (2.79m x 2.59m) : Covings to ceiling. Cast iron fireplace.

BEDROOM 6 12' 0" x 10' 6" (3.65m x 3.20m) maximum : Door to stairs leading to attic. Staircase to ground floor.

BATHROOM : Wash hand basin set in vanity unit. Large corner bath. Door to airing cupboard with lagged cylinder and shelving. Partly tiled walls. Electric shaver point.

W.C. : Low level W.C. Tiled splashbacks.

ATTIC AREA 1 11' 6" x 10' 6" (3.50m x 3.20m) : Window. Door to area 2.

ATTIC AREA 2 14' 1" x 11' 9" (4.29m x 3.58m) : Door to area 3.

ATTIC AREA 3 14' 2" x 12' 0" (4.31m x 3.65m) : Window. Door to roof space.

ROOF SPACE 24' 4" x 44' 0" (7.41m x 13.40m) : Development potential.

OUTSIDE :

FRONT : A very large plot compared to modern properties said to be approximately 0.77 of an acre. Long tarmac driveway extending to the side and terminating at the rear of the property. The front garden set below a stone wall with hedge, behind which is a path around the garden and steps up to the lawn and screened by conifer trees.

REAR : Enclosed by hedge having lawn area with pond and mature trees and shrubs.

CAR PORT/STORE AREA 16' 0" x 7' 6" (4.87m x 2.28m) : Attached to the garage with canopy roof.

TENURE : Freehold (subject to solicitors verification).

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

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

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

DIRECTIONS: SATNAV: CW12 3LL

