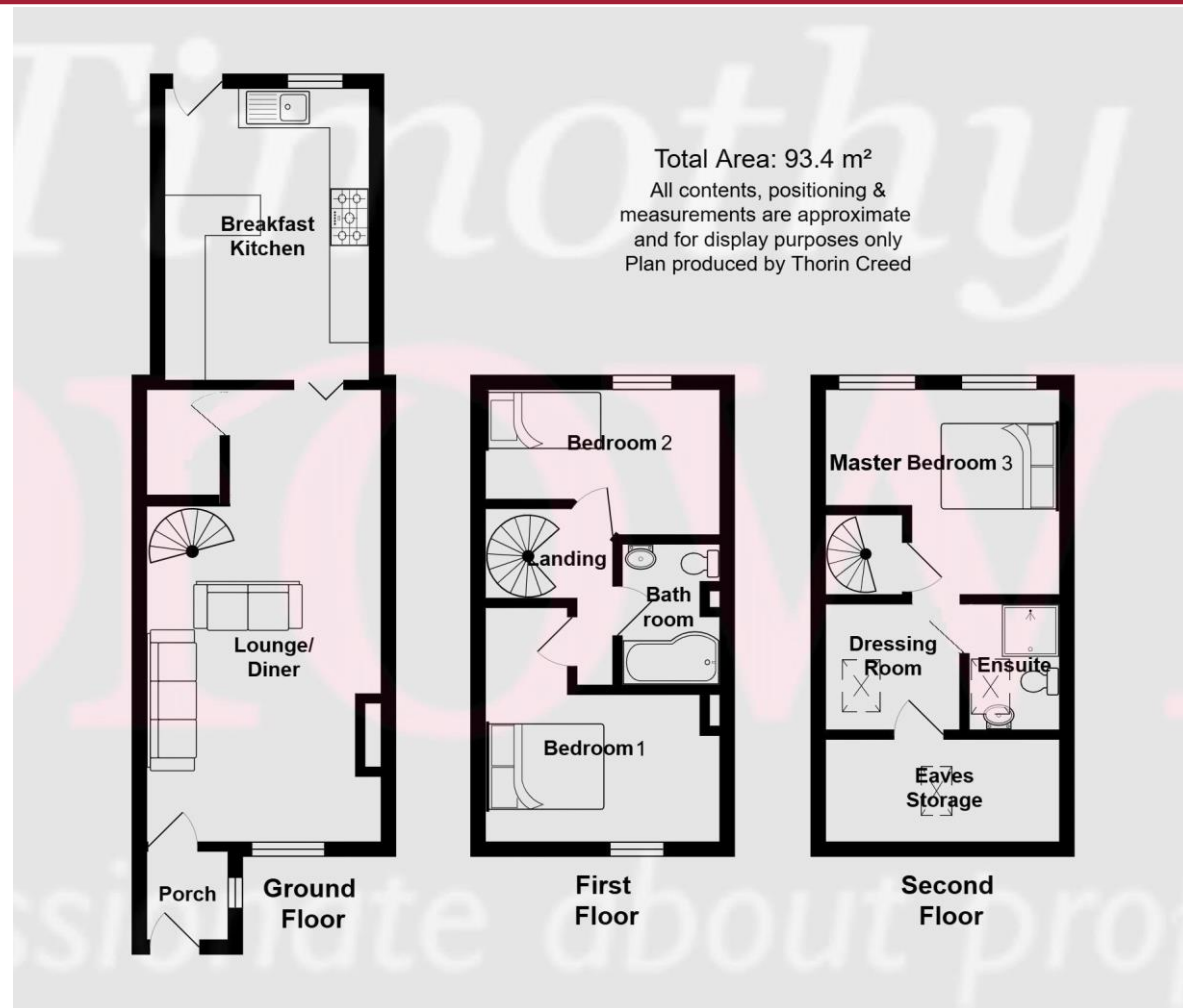


Timothy a brown



Energy performance certificate (EPC)	
3 Stone Cottages Brookhouse Lane CONGLETON CW12 3QS	Energy rating: D Valid until: 8 October 2032 Certificate number: 9832-4028-1286-6444-1222
Property type	Mid-terrace house
Total floor area	93 square metres

Rules on letting this property

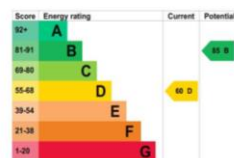
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-when-letting-property) (<https://www.gov.uk/guidance/energy-ratings-when-letting-property>).

Energy rating and score

This property's energy rating is D. 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 50

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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Timothy a brown

www.timothyabrown.co.uk

3 Stone Cottages,
Brookhouse Lane, Congleton,
Cheshire CW12 3QS

Selling Price: £320,000

- CHARACTERFUL THREE-BEDROOM STONE COTTAGE IN A QUIET COUNTRYSIDE SETTING
- SPACIOUS 23FT LOUNGE-DINER WITH BRICK FIREPLACE & FLAGSTONE FLOORING
- GENEROUS BREAKFAST KITCHEN WITH RANGE COOKER SPACE & BREAKFAST BAR
- TWO FIRST-FLOOR BEDROOMS WITH EXPOSED BEAMS & STAINED FLOORBOARDS
- TOP-FLOOR MASTER SUITE WITH DRESSING AREA & CONTEMPORARY WET ROOM
- LOW-MAINTENANCE REAR COURTYARD WITH DECKING & TIMBER STORAGE SHED
- A STONE'S THROW FROM THE BIDDULPH VALLEY WAY & CANAL TOWPATHS
- RARE OPPORTUNITY IN A SELECT CLUSTER OF FOUR COTTAGES IN RURAL CHESHIRE

FOR SALE BY PRIVATE TREATY (Subject to contract)

A CONTEMPORARY COUNTRY RETREAT WITH CHARACTER, SPACE AND STYLE

Tucked away at the end of a quiet country lane, this beautifully restored **three-bedroom stone cottage** blends rustic charm with modern living. Surrounded by open countryside yet moments from Congleton and Mossley, it offers a lifestyle that feels both peaceful and connected — the perfect balance.

WELCOME HOME

A smart **composite front door** opens into a cosy **entrance porch**, complete with a flagstone floor and leaded light internal door — a hint of the character waiting beyond.

Step through into the impressive **23ft lounge/dining room**, a warm and versatile space featuring a **brick fireplace, flagstone flooring**, and a striking **spiral staircase** rising through the centre of the home. A walk-in storage area adds everyday practicality, while the double-glazed window frames views of the quiet lane outside.

THE HEART OF THE HOME

The generous **breakfast kitchen** is designed for cooking, gathering and entertaining. Timber-style units with granite-effect surfaces wrap around the room, incorporating a **breakfast bar** and plenty of workspace. There's room for a **range cooker**, plus space and plumbing for a dishwasher, washing machine and tumble dryer, as well as an upright fridge freezer. A double-glazed door opens directly to the rear, making indoor-outdoor living effortless.



FIRST FLOOR COMFORT

The first-floor landing leads to two charming bedrooms, each with **exposed beams, stained floorboards**, and double-glazed windows that capture the surrounding greenery. The family bathroom features a **white suite, a P-shaped bath with shower mixer**, tiled splashbacks and a tiled floor — fresh, simple and functional.

A PRIVATE TOP-FLOOR SANCTUARY

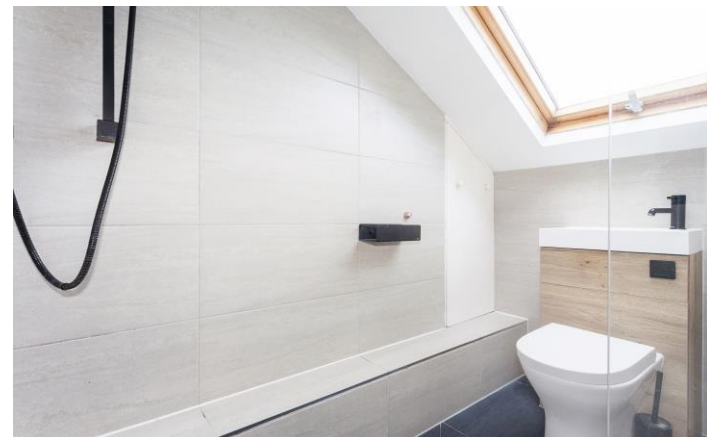
The entire second floor is dedicated to the **master suite** — a peaceful retreat with two double-glazed windows, stained floorboards and space to unwind. A separate **dressing area** with Velux roof light leads into the contemporary **en-suite wet room**, complete with walk-in shower, towel radiator, Velux window and fully tiled walls and floor. A discreet cupboard houses the central heating boiler.

OUTDOOR SPACE TO ENJOY YEAR-ROUND

The rear courtyard is a charming, low-maintenance space with **stone flags, timber decking**, and a **timber storage shed** at the bottom — ideal for bikes, tools or outdoor gear. Outside power points, a tap and lighting make the space practical as well as inviting. Parking is conveniently located opposite the cottage.

COUNTRYSIDE ON YOUR DOORSTEP

Just steps away lies the **Biddulph Valley Way**, offering miles of scenic walking and cycling routes. Prefer a waterside stroll? The canal towpaths lead directly to Congleton town centre and the village of Mossley, giving you rural tranquillity with everyday convenience.



A RARE OPPORTUNITY

Part of an exclusive cluster of four cottages that seldom come to market, this home offers something truly special — character, comfort, space and a setting that's hard to beat.

View the video tour, explore the photos and floor plan, and contact the team at Timothy A Brown to arrange your viewing.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

PORCH 4' 2" x 4' 5" (1.27m x 1.35m): PVCu double glazed window. Flag floor. Leaded light door to:

LOUNGE/DINER 23' 2" x 11' 11" (7.06m x 3.63m): PVCu double glazed window. Brick fireplace. Two radiators. Spiral staircase. Walk-in storage area. Flag floor.

BREAKFAST KITCHEN 14' 11" x 10' 7" (4.54m x 3.22m): PVCu double glazed door and window to rear aspect. Timber style base and eye level units with granite effect preparation surfaces having stainless steel single drainer sink unit inset with mixer tap, and extending to incorporate a breakfast bar. Space for slot-in Range cooker with extractor canopy over. Space and plumbing for dishwasher, washing machine and tumble dryer. Space for upright fridge freezer. Radiator. Flag floor.

First Floor :

LANDING : Spiral staircase to second floor. Door to two bedrooms and bathroom.

BEDROOM 1 FRONT 11' 10" x 7' 4" (3.60m x 2.23m) max: Beams to ceiling. PVCu double glazed window. Radiator. Stained floorboards.



BEDROOM 2 REAR 11' 10" x 7' 4" (3.60m x 2.23m) max: Beams to ceiling. PVCu double glazed window. Radiator. Stained floorboards.

BATHROOM : White suite comprising: Low level W.C., pedestal wash hand basin and 'P'-shaped bath with shower mixer tap. Tiled splashbacks. Tiled floor. Shaver point.

Second Floor :

MASTER SUITE (BEDROOM 3) REAR 11' 10" x 10' 5" (3.60m x 3.17m) max: Two PVCu double glazed windows. Radiator. Stained floorboards.

DRESSING ROOM 6' 9" x 6' 4" (2.06m x 1.93m): Velux roof light.

EN-SUITE WET ROOM : Velux roof light. W.C. with wash hand basin above. Shower area. Towel rail radiator. Fully tiled walls and floor. Cupboard incorporating central heating boiler.

Outside :

REAR : Enclosed rear courtyard with stone flags leading onto timber decking and and the bottom there is a timber storage shed. Outside power points, tap and light.

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**.

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV CW12 3QS

