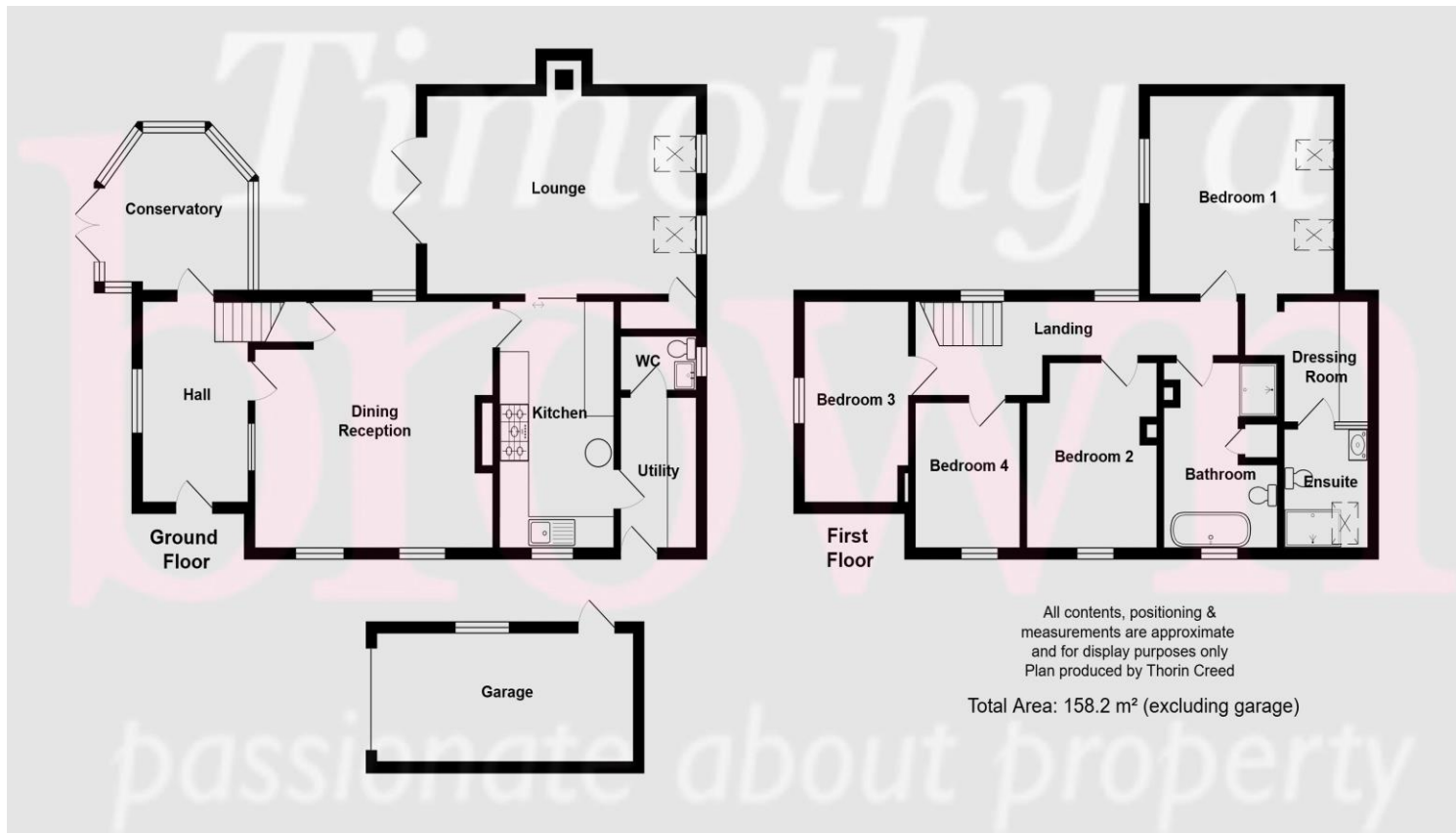


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Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried 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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Tollgate Cottage
Havannah Lane, Havannah,
Congleton, Cheshire CW12 2NB

Selling Price: £600,000

- BEAUTIFUL BLEND OF PERIOD CHARM AND MODERN LIVING STANDARDS
- TRADITIONAL FEATURES THROUGHOUT
- CONTEMPORARY RE FITTED KITCHEN, BATHROOM AND ENSUITE
- MODERN FITTED KITCHEN OPENING TO A VERSATILE SITTING ROOM/DINING ROOM WITH STORE
- UTILITY ROOM AND CLOAKROOM/WC
- FOUR BEDROOMS WITH THE MASTER BEDROOM HAVING DRESSING ROOM AND ENSUITE
- LOCATED ON THE EDGE OF CONGLETON IN A SEMI RURAL SETTING
- LARGE PLOT WITH GATED DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO LOCAL AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

A charming blend of **characterful period features** and **contemporary comforts**, this stunning cottage-style home beautifully balances heritage and modern living.

Traditional latch doors, exposed brickwork and inviting fireplaces sit harmoniously alongside **double glazing, central heating** and a **superb re-fitted kitchen, bathroom and ensuite**, creating a home that is both timeless and practical.

The well-planned accommodation includes an attractive entrance hall with traditional front door, staircase and access to the conservatory and lounge with **feature fireplace** leading through to the contemporary fitted kitchen, which in turn opens into a versatile sitting/dining room with adjoining store. A utility room and cloakroom/WC complete the ground floor.

Upstairs, the landing provides latch-door access to **four bedrooms**, including a principal bedroom with dressing room and ensuite, as well as the family bathroom.

Occupying a prominent position on the edge of Congleton in a semi-rural setting—yet within **walking distance of local amenities**—the property enjoys a sizeable plot with gated driveway parking for several vehicles, leading to a **detached garage**. The gardens offer two seating areas and a generous lawn enclosed by mature hedges and fencing.



Viewing is highly recommended to fully appreciate the character, space and appeal of this exceptional home.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL 12' 11" x 7' 3" (3.93m x 2.21m) : Period wooden arched front entrance door. PVCu double glazed window to side aspect. Exposed beams. Power points. Tiled flooring with under floor heating. Stair access to first floor accommodation. Doors to:

GARDEN ROOM / CONSERVATORY 10' 1" x 9' 10" (3.07m x 2.99m) : PVCu double glazed windows to all aspects. PVCu double glazed roof. Ceiling fan light. Tiled flooring with under floor heating. French doors leading out into the garden.

LOUNGE 16' 5" x 15' 10" (5.00m x 4.82m) : Three PVCu double glazed windows to front and rear aspect. Feature brick fireplace with wood burning stove. Original exposed beams. Power points. Amtico flooring with under floor heating. Understairs storage.

KITCHEN 15' 10" x 7' 10" (4.82m x 2.39m) : PVCu double glazed window to front aspect. Circular roof downlight. Ceiling downlighters. Recently re-fitted comprising: quality wall and base units with quartz work surface over and quartz splashback. 5-ring gas hob with extractor over. Two integrated split level ovens. Inset sink with mixer tap. Integrated dishwasher and slim line drinks fridge. Space for fridge freezer. Modern vertical radiator. Underfloor heating.

UTILITY ROOM : Matching kitchen fitted wall and base units with quartz work surface over. Space and plumbing for a washing machine and dryer. Ample storage space. Central heating boiler. Power points. Tiled flooring. Double glazed door to the front of the property. Door to:

CLOAKROOM/W.C. : PVCu double glazed opaque window. White suite comprising: low level W.C. and wash hand basin set in vanity unit. Radiator. Tiled walls and floor.



FAMILY DINING ROOM 18' 8" x 12' 9" (5.69m x 3.88m) : Two velux roof lights. Feature fireplace with log burning stove on a tiled hearth. Two radiators. Storage cupboard. Bi-fold doors to side aspect leading out to the garden.

LANDING : Two PVCu double glazed windows to rear aspect. Two wall light fittings. Radiators. Cottage latch doors to all rooms.

MASTER BEDROOM WITH DRESSING ROOM 12' 9" x 12' 9" (3.88m x 3.88m) : PVCu double glazed velux roof light to left aspect and two to the other aspect. Traditional style radiator. Opening into the dressing room and ensuite.

ENSUITE 8' 4" x 5' 6" (2.54m x 1.68m) : Velux roof light. Modern replacement suite comprising: low level W.C., wash hand basin with mixer tap in vanity unit. Wall mounted mirrored cabinet. Walk-in wet room style mixer shower with removable shower head and glass shower screen. Chrome heated towel rail. Marble effect tiled walls and flooring.

BEDROOM 2 FRONT 12' 0" x 8' 11" (3.65m x 2.72m) : PVCu double glazed window to front aspect. Modern vertical radiator.

BEDROOM 3 FRONT 9' 3" x 7' 2" (2.82m x 2.18m) : PVCu double glazed window to front aspect. Radiator. Power points.

BEDROOM 4 SIDE 13' 0" x 7' 2" (3.96m x 2.18m) : PVCu double glazed window to side aspect. Radiator.

FAMILY BATHROOM 12' 0" x 7' 10" (3.65m x 2.39m) : PVCu double glazed window to front aspect. Victorian style attractive white suite comprising: low level W.C., hand wash basin with mixer tap and storage underneath and claw foot freestanding bath with pillar taps, walk-in shower with tiled splashback, glass screen shower door and rainfall style shower head. Wall mounted mirrored cabinet. Airing cupboard. Chrome heated towel rail. Tongue and groove panelling up to dado rail. Wood effect flooring. Access to roof space.

OUTSIDE : Generous plot with ample off road parking available leading to the detached single garage. Access available around the property with two patio areas, one gravelled with outdoor



seating and a large laid to lawn area to the front of the property surrounded by mature plants boarded by a well maintained hedge.

DETACHED GARAGE 17' 9" x 8' 3" (5.41m x 2.51m) : Up and over door. Side window and door.

TENURE : Freehold (subject to solicitors verification).

SERVICES : Mains electricity. Septic tank and LPG gas.

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 2NB

