



STEPHENSON BROWNE

**Biddulph Road,  
Congleton**  
CW12 3LG



**Offers Over £450,000**

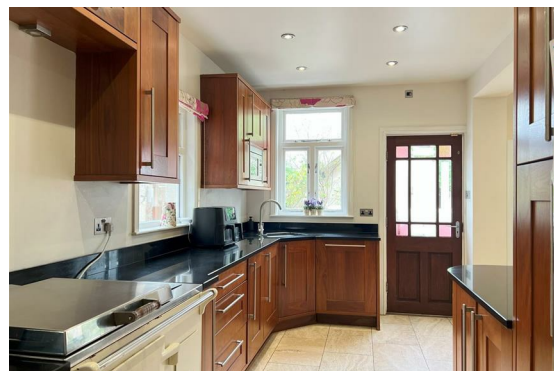
## DESCRIPTION

**\*\* OFFERED FOR SALE WITH NO ONWARD \*\***

Originally built in 1890, this magnificent detached home offers a rare opportunity to acquire a property rich in character and period charm. Nestled in one of Congleton's most desirable areas, it enjoys a peaceful setting surrounded by mature wraparound gardens. The spacious interiors feature timeless details and provide an elegant foundation for updating. While some improvement is required, the property is fully habitable, allowing work to be carried out gradually over time to create a truly exceptional family home.

From the moment you step into the grand entrance hall, the tone is set for the rest of this elegant home. Classic features such as large stained glass bay windows, soaring high ceilings, and intricate plasterwork reflect the property's heritage, while modern enhancements ensure comfort and convenience for everyday life.

The generous ground floor layout is ideal for both relaxed living and entertaining. A spacious lounge leads effortlessly into an open-plan dining kitchen and bright conservatory, creating a warm and sociable hub at the heart of the home. A separate utility room and downstairs WC add practicality, while a second sitting room with French doors opens directly onto the garden, offering a peaceful retreat or additional family



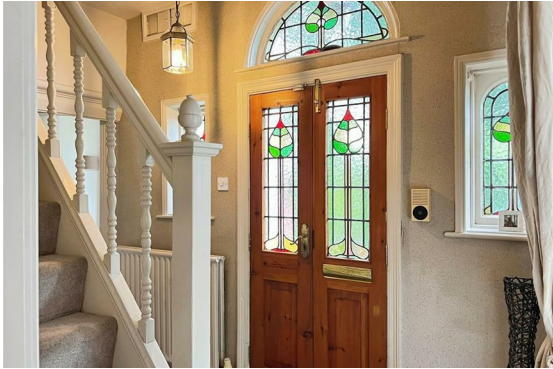
space.

Upstairs, you'll find four well-sized double bedrooms along with a fifth single bedroom currently used as a study, ideal for home working or flexible family needs. A stylish main family bathroom and an additional shower room serve the bedrooms, adding to the home's functionality.

Outside, the beautifully landscaped gardens wrap around the property, offering complete privacy and a variety of spaces to enjoy during the warmer months. A useful outbuilding, WC, side access to a detached garage, and two additional off-road parking spaces complete the external offering.

Set within a leafy and desirable part of Mossley, close to local conservation areas, this location is regarded as one of Congleton's most prestigious. The village offers a fantastic lifestyle with a variety of local shops just a short stroll away, while Congleton town centre is easily reached in minutes. The nearby train station and quick access to the A34 make commuting simple, and excellent local schools at both primary and secondary level add to the area's family appeal.

This is a rare opportunity to own a home of such scale, charm, and setting. Early internal inspection is highly advised to fully appreciate all this fantastic home has to offer!



### Entrance Hall

Wooden external front entrance door with stained glass windows, two stained glass windows and double glazed window, ceiling light fitting, solid oak flooring, central heating radiator, providing access to ground floor accommodation and stair access to the first floor accommodation.

### Lounge

16'2" x 11'9"

Double glazed bay window to the front elevation, solid oak flooring, feature decorative fireplace, central heating radiator, power points, double door access into the...

### Open Plan Dining Kitchen

#### Kitchen Area

16'11" x 8'1"

Fitted kitchen comprising wall and base units with work surface over, inset sink with single drainer and mixer tap, large range cooker with extractor over, space for a large American style fridge freezer, integrated dishwasher and microwave, ample power points, three double glazed windows, under floor heating, ceiling spotlights, tiled flooring, direct access into the utility and WC.

#### Dining Area

13'3" x 11'9"

Feature fireplace with brick surround with chimney access to house a log burner, ceiling spotlights, tiled flooring, two modern vertical central heating radiators, under floor heating, power points, open access into the conservatory.

#### Conservatory

9'3" x 7'1"

UPVC double glazed windows to all elevations, tiled flooring, power points, external door access into the rear garden.

#### Utility

5'9" x 5'6"

Wall and base units with work surface over, space and plumbing for washing machine and dryer, houses the boiler, ceiling spotlights, tiled flooring, double glazed window, power points, access into the WC.



## **WC**

5'10" x 2'5"

Low level WC, hand wash basin with mixer tap, ceiling light fitting, extractor fan.

## **Reception Room**

15'8" x 14'11"

Stained glass bay window, ceiling light fitting, two central heating radiator, log burning stove carpet flooring, power points, French doors opening into the garden.

## **Landing**

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, power point, loft access.

## **Bedroom One**

15'10" x 15'1"

Double glazed stained glass bay window to the side elevation, cast iron decorative fireplace, ceiling light fitting, central heating radiator, carpet flooring, power points, double glazed window to the rear elevation.

## **Family Bathroom**

10'1" x 5'6"

Stylish three piece fired earth fitted suite comprising low level WC, bowl hand wash basin with wall fitted mixer tap, wall mounted mirror above, low level bath with shower over, chrome heated towel rail, tiled flooring, store cupboard, ceiling spotlights, stained glass window to the side elevation and window to the front elevation.

## **Bedroom Two**

15'10" x 11'8"

Stained glass double glazed window to the front elevation, ceiling spotlights, central heating radiator, carpet flooring, power points.

## **Bedroom Three**

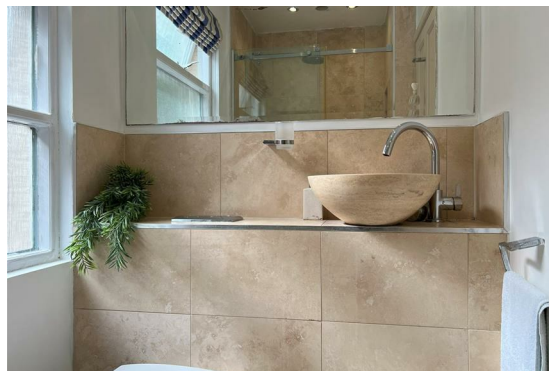
11'9" x 9'1"

Double glazed window to the rear elevation, ceiling spotlights, central heating radiator, carpet flooring, power points, decorative cast iron fireplace.

## **Bedroom Four**

10'6" x 9'9"

Double glazed window to the front and side elevation, ceiling spotlights, carpet flooring, two central heating radiators, power points.



### **Study/Bedroom Five**

11'0" x 8'0" max

Double glazed window to the rear elevation, built in wardrobes, wood effect flooring, ceiling light fitting, fitted shelving, power points.

### **Shower Room**

6'2" x 4'3"

Modern fired earth fitted suite comprising low level WC, bowl sink hand wash basin with mixer tap, wall mounted mirror, walk in wet room style shower, fitted shower head and removable shower head, tiled splash back, tiled flooring, ceiling spotlights, central heating radiator, double glazed window to the side elevation.

### **Detached Garage**

16'7" x 12'11"

Power and light, roller door, side access door, double glazed window to the side elevation, electric car charging point, loft storage space with drop down ladder and skylight.

### **Externally**

Outside, the beautifully landscaped gardens wrap around the property, offering complete privacy and a variety of spaces to enjoy during the warmer months. A useful outbuilding, WC, side access to a detached garage, and two additional off-road parking spaces complete the external offering.

### **Tenure**

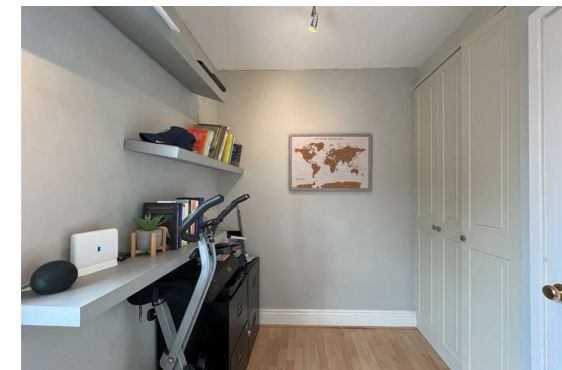
We understand from the vendor that the property is Freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

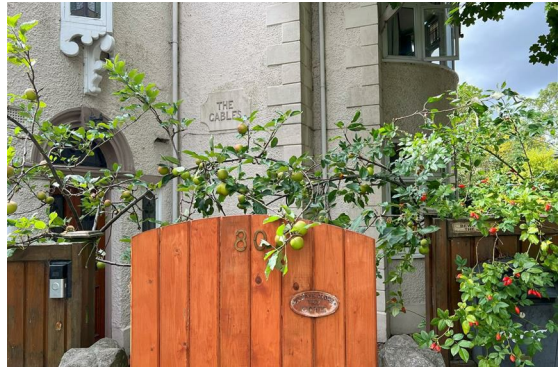
### **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

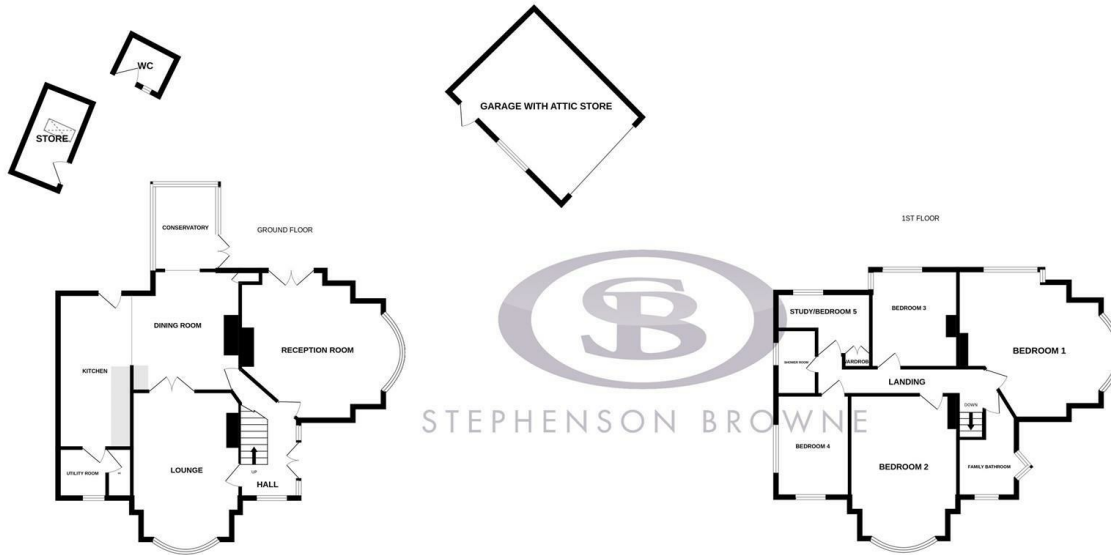
### **AML Disclosure**

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# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2ND FLOOR

# Area Map



# EPC Rating

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC | 55      | 75        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |

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