SHOWER ROOM 6' 6'' x 2' 9'' (1.98m x 0.84m) : Separate shower room with shower cubicle housing an electric shower. Fully tiled walls. Tiled floor. PVCu double glazed window to the side elevation. Loft access.

GYM WITH SAUNA 25' 5'' x 10' 5'' (7.74m x 3.17m) : Separate building housing gym area with tiled floor. Floor to ceiling wooden framed single glazed windows to the side and rear elevation overlooking the swimming pool. Wooden framed single glazed sliding door to the rear elevation. Two double panel central heating radiators. Open archway to the sauna also with fully tiled shower area and storage cupboard.

TIMBER SHED : Double wooden built shed currently housing swimming pool systems and storage (these have not been tested for their operational use).

GARAGE 21' 7'' x 12' 1'' (6.57m x 3.68m) : Power and water supply. Two opaque windows to the side elevation. Timber sliding doors.

UTILITY ROOM 12' 0'' x 11' 0'' (3.65m x 3.35m) : Storage area housing Worcester oil fired boiler for main property. Space for washing machine and tumble dryer. Unit with built in sink and drainer. Window to the side elevation and window overlooking the garden.

DETACHED ANNEXE : Within the grounds of the property is also an absolutely stunning one bedroom annexe to the main house, ideal for relatives or as a guest house. The property comprises of-

HALL 8' 9'' x 6' 3'' (2.66m x 1.90m) : Wooden double entrance door and large floor to ceiling PVCu double glazed window to the rear elevation overlooking the greenery. Terracotta slate floor. Storage cupboard. Underfloor heating. Beamed effect ceiling and two wall lights.

INNER HALL. 13' 6'' x 3' 4'' (4.11m x 1.02m) : Exposed stone feature walls. Wall lights. Underfloor heating and tiled floor.

LARGE OPEN PLAN LIVING/DINING KITCHEN 25' 5'' x 23' 2'' (7.74m x 7.06m) : Spacious open plan living area comprising of high quality fitted kitchen with wall and base units in deep chalky blue with natural wood preparation surface over. Built in eye level oven, induction hob with extractor fan over and fridge. Breakfast bar with seating for 3 and inset sink. Underfloor heating. Log burner in the living area with exposed stone chimney breast and surround. Terracotta tiled floor. Beamed ceiling. Wooden stable door to the rear elevation. Wall lights. PVCu double glazed Bi-fold doors to the front elevation. Large PVCu double glazed window to the rear elevation and PVCu double glazed window to the side elevation.

DOUBLE BEDROOM 19' 4'' x 12' 4'' (5.89m x 3.76m) : Terracotta tiled floor. Beamed effect ceiling. Wall lights. Underfloor heating. PVCu double glazed Bi-fold doors to the front elevation.

BATHROOM 18' 1'' x 6' 3'' (5.51m x 1.90m) : Stunning extremely spacious bathroom comprising; low level w.c., double vanity wash hand basin with mirror above and double walk in shower with rainhead shower. Underfloor heating. Fully tiled walls. Tiled floor. Two PVCu double glazed opaque windows to the rear elevation. Electric towel radiator. Marble effect wall and floor tiles.

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Outside : This southern facing property with views to local land marks, the Cloud, Jodrell Bank and Mow Cop sits within a plot of approx. four acres enclosed plot with electric entrance gates and surrounded by many mature trees and shrubbery. The private drive leads to off road parking for multiple vehicles leading to the garage. To the front of the property is a lawned garden with gate access to the properties private rear garden. To the direct rear of the main house is an enclosed, landscaped lawned garden with large paved patio area perfect for entertaining, parties and BBQ's, within the patio area is a good sized swimming pool with newly fitted cover. There is also a wooden seating area with fire pit and a green house. As you leave the rear garden you have the rest of the grounds comprising of fields and a large feature lake with island in the centre and decorative fish, surrounding the pond are benches for you to sit and observe the abundance of wildlife including badgers, foxes, geese, ducks, pheasants, owls, bats, squirrels and rabbits.

OVERAGE PROVISION : The sale will include an overage provision to be agreed, which may become payable in the event that the property benefits from major planning permission or a change of use in the future. Full details will be set out within the legal documentation.

TENURE : Freehold (subject to solicitors' verification).

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

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

TAX BAND: G

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4TE

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 particul ars 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 pro perty.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: 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

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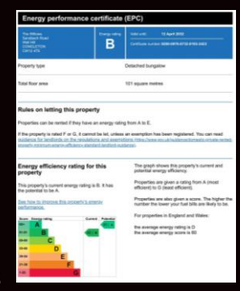


The Willows,

Sandbach Road, Wall Hill,
Congleton, Cheshire CW12 4TE

£1,050,000

- IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME
- APPROXIMATELY FOUR ACRES OF PRIVATE LANDSCAPED GROUNDS
- STUNNING DETACHED ONE-BEDROOM FINCA-STYLE ANNEXE
- OUTDOOR SWIMMING POOL & SOUTH-FACING SUN TERRACE
- PRIVATE GYMNASIUM, SAUNA & CINEMA ROOM
- BEAUTIFUL POND, CENTRAL ISLAND & WILDFLOWER GARDENS
- SECURE GATED ENTRANCE & EXTENSIVE PRIVATE PARKING
- EXCITING EXTENSION POTENTIAL – PREVIOUS PLANNING APPROVALS



AN EXCEPTIONAL DETACHED FAMILY RESIDENCE SET WITHIN APPROXIMATELY FOUR ACRES OF BEAUTIFULLY LANDSCAPED, PRIVATE GROUNDS, COMPLETE WITH OUTDOOR SWIMMING POOL, GYMNASIUM, SAUNA AND A STUNNING DETACHED SPANISH FINCA-STYLE ANNEXE. A TRULY UNIQUE LIFESTYLE OPPORTUNITY WITH EXCITING POTENTIAL FOR FURTHER DEVELOPMENT.

Occupying an idyllic and wonderfully private setting, this impressive four-bedroom detached residence offers a rare opportunity to acquire a substantial family home surrounded by approximately four acres of magnificent gardens and grounds. Combining generous, versatile accommodation with outstanding leisure facilities and a beautifully appointed detached one-bedroom cottage, this is a property that offers far more than simply a place to call home – it presents an exceptional lifestyle.

Approached through secure entrance gates, a sweeping driveway provides extensive parking and leads to the main residence, which enjoys a wonderfully secluded position screened by mature trees and established hedgerows.

Internally, the accommodation is both spacious and welcoming, with an emphasis on comfortable family living and entertaining. A generous entrance porch opens into a bright and inviting reception hallway, leading through to an impressive open-plan living and dining room. This superb space features a characterful open fireplace with exposed brick surround, whilst large sliding patio doors provide a seamless connection to the sun-drenched rear terrace and outdoor swimming pool.

The contemporary fitted kitchen offers an attractive range of cabinetry, generous preparation space and integrated appliances. Adding a further dimension to the ground floor is a dedicated cinema room, complete with projector and speaker system – perfect for family film nights or entertaining friends. A downstairs cloakroom completes the accommodation at this level.

To the first floor, the sense of space continues with four generously proportioned bedrooms. The principal bedroom is particularly impressive, enjoying delightful views across the landscaped gardens, complemented by a Juliet balcony, fitted wardrobes and a private en-suite shower room. Three further bedrooms provide excellent family or guest accommodation, served by a family bathroom and additional separate shower room.

THE GROUNDS – A PRIVATE COUNTRYSIDE RETREAT

It is outside where this remarkable property truly distinguishes itself.

Extending to approximately four acres, the beautifully maintained grounds have been thoughtfully landscaped to create a series of enchanting outdoor spaces, combining sweeping lawns, established planting, mature specimen trees and colourful borders with areas of natural beauty.

At the heart of the gardens lies a particularly picturesque pond, complete with a central island and surrounded by attractive wildflower planting. This wonderfully tranquil setting provides an idyllic place to relax, enjoy the wildlife and appreciate the privacy and beauty of the surroundings.

For those who enjoy outdoor living and entertaining, the substantial south-facing terrace is an absolute delight. Overlooking the swimming pool and gardens, it provides the perfect setting for summer gatherings, alfresco dining and long afternoons spent enjoying the sunshine.

Adjacent to the terrace stands a charming summerhouse, currently arranged as a private gymnasium, complete with sauna and WC – creating an enviable leisure suite within the comfort of your own grounds.

THE DETACHED ANNEXE– A BEAUTIFUL SPANISH FINCA-INSPIRED RETREAT

Nestled within the grounds, overlooking the picturesque pond and wildflower gardens, is a quite exceptional detached one-bedroom Annexe, designed in the distinctive style of a traditional Spanish finca.

Beautifully presented and offering an abundance of character, the cottage provides highly versatile accommodation, ideal for visiting family, dependent relatives, guests or potentially other uses, subject to any necessary consents.

The impressive open-plan living, dining and kitchen area features a stylish contemporary kitchen, underfloor heating and a characterful wood-burning stove set against a striking exposed stone chimney breast. Expansive bi-folding doors open directly onto the gardens, framing breathtaking views towards the pond and creating a wonderful connection between the interior and its natural surroundings.

The generously proportioned bedroom enjoys equally captivating views, with further bi-folding doors opening onto the gardens. Completing the accommodation is a luxurious contemporary shower room featuring a substantial double shower enclosure and twin vanity basins.

Whether utilised as luxurious guest accommodation, an independent living space for extended family or a peaceful retreat, the cottage is an outstanding addition to this already remarkable property.

EXCITING SCOPE FOR FURTHER ENHANCEMENT

Despite the considerable accommodation and facilities already on offer, the property also presents exciting potential for further extension and enhancement, subject to obtaining the necessary planning permissions and consents.

Previous planning approval, which has subsequently lapsed, included proposals for a double garage and store (reference 21/1812B), together with a ground-floor extension. This offers prospective purchasers an indication of the possibilities for creating an even more substantial and individually tailored family residence.

LOCATION – COUNTRYSIDE TRANQUILLITY WITH EXCELLENT CONNECTIONS

Perfectly positioned to enjoy the best of Cheshire's beautiful countryside whilst remaining conveniently accessible to Congleton, Holmes Chapel, Sandbach and the surrounding villages, the property offers an enviable balance of rural tranquillity and everyday practicality.

The surrounding area is renowned for its attractive countryside, scenic walks, bridleways and charming country pubs, including the popular Brownlow Inn. Astbury Mere Country Park and Black Firs Wood provide further opportunities to enjoy the outdoors.

Families are particularly well catered for, with a choice of respected state and independent schools throughout the wider area, including Brereton Primary School, Terra Nova School, Cransley School and The King's School in Macclesfield.

Congleton itself offers an excellent selection of independent shops, supermarkets, restaurants, cafés and leisure facilities, together with a thriving cultural scene, regular markets and a welcoming community atmosphere.

For commuters, the location is equally appealing. Railway stations at Holmes Chapel, Goostrey and Congleton provide connections towards Manchester, Crewe and beyond, whilst the A34, Congleton Link Road and M6 motorway offer convenient access to the wider North West. Manchester Airport is also within comfortable travelling distance.

A RARE OPPORTUNITY TO ACQUIRE AN OUTSTANDING CHESHIRE HOME

Properties offering this exceptional combination of substantial private grounds, extensive family accommodation, outstanding leisure facilities, independent guest accommodation and further development potential are seldom available.

Whether seeking an impressive family residence, a multigenerational living arrangement or simply an idyllic countryside lifestyle with the convenience of nearby towns and transport connections, this remarkable home offers a truly compelling opportunity.

An internal inspection, together with time spent exploring the magnificent grounds and detached annexe, is essential to fully appreciate the space, versatility and exceptional lifestyle this property has to offer.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE PORCH 10' 6'' x 6' 7'' (3.20m x 2.01m) : Bright and spacious entrance porch with tiled floor. PVCu double glazed entrance door. PVCu double glazed floor to ceiling windows to the front and side elevation. PVCu double glazed opaque door and two PVCu double glazed opaque windows into entrance hall. Radiator.

ENTRANCE HALL 11' 4'' x 8' 9'' (3.45m x 2.66m) : Wrought iron balustrade with oak tread stairs to first floor. PVCu double glazed door and two PVCu double glazed opaque windows to the front elevation. PVCu double glazed opaque circular window to the side elevation. Radiator.

L SHAPED BREAKFAST KITCHEN 16' 2'' x 15' 7'' (4.92m x 4.75m) : Modern fitted kitchen comprising wall and base units with granite work surface over, granite splash backs, integrated halogen hob with oven below and extractor fan over. Built in stainless steel sink with drainer, dishwasher and fridge freezer. Amtico style flooring. Space for dining area. Sliding door into storage area/WC. PVCu double glazed windows to the rear and side elevations. Double panel central heating radiator.

INNER STORAGE HALL 7' 0'' x 3' 3'' (2.13m x 0.99m) : Two storage cupboards. Access to WC. Door to outside rear.

DOWNSTAIRS W.C. 7' 2'' x 3' 6'' (2.18m x 1.07m) : Modern suite comprising: low level WC and pedestal hand wash basin. Fully tiled walls. Tiled floor. PVCu double glazed window to the rear elevation.

LIVING/DINING ROOM 21' 0'' x 20' 6'' (6.40m x 6.24m) : Extremely spacious room with feature open fireplace with stone surround. Three double panel central heating radiators. Natural wood floor. PVCu double glazed bay window to the front elevation. Two PVCu double glazed sliding doors to the rear elevation overlooking the garden and pool.

CINEMA ROOM 17' 5'' x 12' 10'' (5.30m x 3.91m) to bay : Blackout room perfect for movie nights with high tech cinema system with HD 4K projector screen, surround sound and other high tech systems installed. Spotlights over projector. PVCu double glazed bay window to the front elevation. Two PVCu double glazed windows to the side elevation. Double panel central heating radiator.

First Floor :

LANDING 14' 3'' x 6' 0'' (4.34m x 1.83m) plus walk in window : Contemporary wrought iron balustrade. PVCu double glazed window to the front elevation. Large PVCu double glazed window to the side elevation. Two storage cupboards.

MASTER BEDROOM 18' 0'' x 13' 3'' (5.48m x 4.04m) : Built in wardrobes to one wall with sliding doors and spotlights above. PVCu double doors with Juliette balcony overlooking the rear garden and pool. PVCu double glazed window to the rear elevation. Two double panel radiators.

EN SUITE 8' 1'' x 4' 8'' (2.46m x 1.42m) : Modern high quality fitted shower room comprising: low level WC, wall mounted wash hand basin and walk in shower cubicle with mains fed shower with body jets. Underfloor heating, Alcove shelves. Fully tiled walls. Tiled floor. PVCu double glazed opaque window to the rear elevation. Chrome centrally heated towel radiator.

BEDROOM 2 12' 9'' x 12' 6'' (3.88m x 3.81m) : PVCu double glazed window to the front elevation. Two PVCu double glazed windows to the side elevation. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 17' 8'' x 8' 2'' (5.38m x 2.49m) : PVCu double glazed bay window to the front elevation. PVCu double glazed window to the side elevation. Double panel central heating radiator. 13 Amp power points.

BEDROOM 4 8' 8'' x 8' 7'' (2.64m x 2.61m) : PVCu double glazed window to the rear elevation. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 5'' x 7' 4'' (2.56m x 2.23m) : Modern high quality fitted bathroom with Villeroy & Boch spa bath, large vanity hand wash basin and low level WC. Underfloor heating. Alcove shelves, Fully tiled walls. Tiled floor. Inset mirror. PVCu double glazed opaque window to the rear elevation. Spotlights. Centrally heated towel radiator.







