



DRESSING ROOM 9' 10" x 7' 10" (2.99m x 2.39m) to wardrobes: Window to front aspect with plantation shutters. Extensive range of built in wardrobes to 3 walls providing hanging space, shelves and shoe shelves. Air conditioning unit. Central dressing table with drawers. Single panel central heating radiator. Access to partially boarded roof space via a retractable ladder. Door to principal landing.

PRINCIPAL LANDING 17' 2" x 5' 1" (5.23m x 1.55m): Two double glazed windows to front aspect. Two single panel central heating radiators. Oak stairs down to Library/Music Room.

BEDROOM 2 13' 0" x 10' 0" (3.96m x 3.05m): Double glazed window to front aspect with plantation shutters. Air conditioning unit. Anthracite grey contemporary style radiator. Door to Jack & Jill bathroom.

BEDROOM 3 14' 8" x 10' 6" (4.47m x 3.20m): Double glazed window to rear aspect with plantation shutters. Air conditioning unit. Double panel central heating radiator. Access to roof space via a retractable ladder, boarded with light.

JACK & JILL BATHROOM 10' 0" x 5' 8" (3.05m x 1.73m): Double glazed window to front aspect with plantation shutters. Low voltage downlighters inset. Suite by 'Burlington' comprising: Low level W.C., wash hand basin set in vanity unit with cupboard below. Panelled bath with glass screen and Victorian style bath/shower mixer over. Chrome electrically heated towel radiator. Metro tiles to splashbacks. Electric underfloor heating.

TEENAGERS GAMING ROOM/SNUG 20' 8" x 6' 2" (6.29m x 1.88m): Dual aspect windows with plantation shutters. Air conditioning unit. Double panel central heating radiator. Access to partially boarded roof space via a retractable ladder.

OUTSIDE FRONT: Automated double gates and pedestrian gate open to the gravel laid sweeping driveway with cobble edgeway. The driveway continues and extends through to the main parking area and garage. The front is laid with Indian stone paving and delivers you to the front door. There is a discreet area for the air conditioning units and log store. Stone

steps lead to the impressive side courtyard garden laid extensively to stunning porcelain making it an ideal terrace for entertaining and dining. Here, there's an aluminium framed garden gazebo with a retractable shutter system, so can be enjoyed in sun, rain or shine. Low dwarf brick built wall abuts to lawns. The porcelain feature continues forming deep shallow steps leading to the driveway and garage.

MAIN GARDEN: Westerly facing gardens offered with extensive Indian stone terraces and generous lawns, bound with well stocked established flower borders and central water feature. Open fronted feature garden gazebo with seating and dining area.

BOILER ROOM 11' 4" x 6' 7" (3.45m x 2.01m): Floor mounted GRANT oil fired central heating boiler. Two pressurised hot water cylinders. Cold water tap.

DETACHED TRIPLE GARAGE 28' 10" x 17' 8" (8.78m x 5.38m) internal measurements: Electrically operated up and over door. Power and light. SV panels to roof. Sonnet 15kw battery with backup circuit. Power and lights. Personal door.

TENURE: Freehold (subject to solicitor's verification).

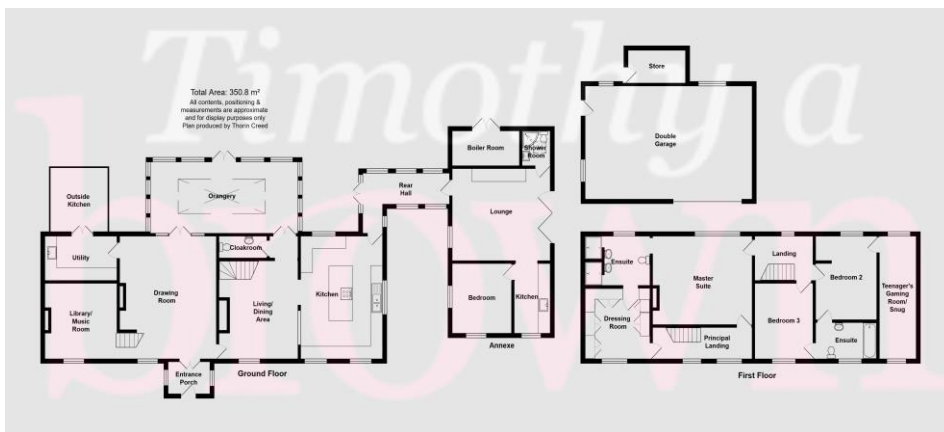
SERVICES: Mains water and electricity. Solar panels. Oil fired central heating. Drainage via septic tank.

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4TQ



Energy performance certificate (EPC)

Source: Heat Plan Date: 20/08/2024 Certificate number: 8066-4967-0222-7026-3853	Energy rating: D	Valid until: 31 August 2033
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Property type: Detached house
Total floor area: 289 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/private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy rating and score
This property's energy rating is D. It has the potential to be C.
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 60

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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Brownlow Heath Farm,
Childs Lane, Brownlow,
Congleton, Cheshire CW12 4TQ

Selling Price: £1,600,000

- OVER 3,000 SQFT OF SYMPATHETICALLY RENOVATED TUDOR HERITAGE
- HANDCRAFTED KITCHEN & CABINETRY BY TOM HOWLEY
- DRAWING ROOM WITH CLEARVIEW STOVE & STONE FIREPLACE
- ORANGERY WITH ROOF LANTERN & FRENCH DOORS TO GARDEN
- GUEST WING – SELF-CONTAINED SUITE FOR FAMILY OR OFFICE USE
- PRINCIPAL SUITE WITH ROLL-TOP BATH AND HIS & HERS SHOWERS
- DETACHED TRIPLE GARAGE WITH SOLAR PANELS & BATTERY SYSTEM
- PORCELAIN-TILED COURTYARD WITH ALL-WEATHER GAZEBO
- SET IN TRANQUIL HAMLET WITH EXCELLENT CONNECTIVITY

FOR SALE BY PRIVATE TREATY (Subject to contract)

A Rare Tudor Gem with Exceptional Modern Elegance

This is without question one of the most special homes we have ever had the privilege to bring to market. With origins tracing back to **Tudor times**, this farmhouse residence offering accommodation of over 3000sqft blends centuries of heritage with a **stunning, sympathetic renovation** that celebrates its character while introducing refined, contemporary comfort. Every detail has been considered, every finish thoughtfully chosen, creating a home that is both deeply stylish and wonderfully liveable.

The Location

Set in the tranquil hamlet of **Brownlow**, the property offers the charm and seclusion of a countryside retreat, while remaining within easy reach of Congleton, Sandbach, and Holmes Chapel. The M6 motorway is just 10 minutes away, Manchester Airport can be reached in 30 minutes, and both private and state schools of repute are close by. For leisure, golf courses, equestrian facilities, gyms, and country pursuits are all on the doorstep, while the renowned **Brownlow Inn** and the **Blue Bell Inn** offer exceptional dining and a welcoming community spirit.

The Home

Step inside and the sense of history is immediate – exposed **oak beams, purlins, and stone walls** ground the home in its Tudor past, while bespoke cabinetry and handcrafted kitchen by **Tom Howley**, and carefully selected finishes demonstrate a clear passion for quality and design.

Key living spaces include:

- **Drawing Room** with exposed beams, oak staircase, and a Clearview stove framed within a stone fireplace.
- **Library/Music Room**, intimate and atmospheric, with bespoke cabinetry and another feature stove.
- **Handmade breakfast kitchen** with central island, Quooker boiling taps, BORA induction hob, and Miele appliances.
- **Orangery** with roof lantern and French doors to the gardens.
- **Living/Dining Room** with bar seating, wine chiller, and stove – a perfect entertaining hub.



- **Guest Accommodation Wing**, a versatile self-contained suite ideal for visitors, extended family, or home office use.
- **Starlink Max Internet** - Vendors advise approx. 300 Mbps.

Upstairs, the **principal bedroom suite** is an indulgent retreat, complete with freestanding roll-top bath, a luxurious en-suite with His & Hers showers, and a fitted dressing room. Two further bedrooms, bathroom, and a playroom/office complete the first floor.

The Grounds – close to 0.7 acres

Beyond the gates, a sweeping gravel driveway leads to a **detached triple garage** with solar panels and battery system. The gardens are a true delight, with extensive Indian stone terraces, manicured lawns, a central water feature, and beautifully stocked borders. A porcelain-tiled courtyard with an all-weather gazebo creates the perfect entertaining space.

In Summary

A home of rare distinction – steeped in Tudor history yet finished with subtle sophistication for modern living. This remarkable property is more than just a house; it is a **lifestyle of quiet countryside luxury**, perfectly balanced with excellent connectivity to schools, towns, and transport [links](#).

Further Opportunities

Planning permission had been granted under Application no's: 21/4698C and 17/2645C. Single storey kitchen extension and basement accommodation for potential leisure/fitness suite, and extension to the garage. The planning has since lapsed so would require re-application.

The accommodation briefly comprises:
(all dimensions are approximate)

MAIN ENTRANCE : Composite panelled door to:

PRIVATE ENTRANCE PORCH 7' 0" x 5' 2" (2.13m x 1.57m) : Dual aspect windows. Anthracite grey contemporary style radiator. 13 Amp power points. Oak effect luxury vinyl tile flooring. Double oak framed and glazed doors to:

DRAWING ROOM 20' 10" x 16' 10" (6.35m x 5.13m) : Exposed oak beams and purlins to ceiling, and exposed timbers to one wall. Window to front aspect. Bespoke cabinetry by Tom Howley. Recessed fireplace with



Clearview solid fuel stove inset on slate hearth with floating oak mantle over with exposed stone walls to each alcove. Two anthracite grey contemporary style radiators. Floating oak staircase to principal landing. Oak framed and glazed French doors to Orangery.

LIBRARY/MUSIC ROOM 11' 9" x 10' 4" (3.58m x 3.15m) : Exposed oak beams and purlins to ceiling. Window to front aspect. Bespoke cabinetry by Tom Howley. Clearview stove set on slate hearth with floating oak mantle over. Exposed stone wall. Anthracite grey contemporary style radiator. Oak effect luxury vinyl tile flooring.

UTILITY 11' 0" x 5' 7" (3.35m x 1.70m) : Low voltage downlighters inset. Bespoke cabinetry by Tom Howley to include cupboards with shelving. Polished stone preparation surfaces with ceramic Belfast sink inset, with Franke mixer tap, with cupboards beneath. Space and plumbing for washing machine and tumble dryer. Stone effect luxury vinyl tiled flooring. Double glazed French doors to oak framed outside kitchen.

ORANGERY 26' 3" x 11' 5" (7.99m x 3.48m) : Brick built base with double glazed upper panels and double glazed roof lantern. Media unit by Tom Howley. Air conditioning unit and two period style radiators. Oak effect plank tiled flooring. Electric underfloor heating. French doors to rear garden.

BREAKFAST KITCHEN 20' 3" x 14' 1" (6.17m x 4.29m) : Triple aspect double glazed windows with plantation shutters. Exposed oak beams and purlins to ceiling. Exposed steel beams. Tom Howley bespoke fitted kitchen of shaker style base units and drawers with quartz preparation surfaces with double Belfast sink inset and Quooker boiling tap. Counter top cupboards housing microwave and second Quooker boiling/filtered/chilled/sparkling water tap. Butlers pantry cupboard. Integrated fridge freezer. Integrated Miele dishwasher. 9' long central island of quartz incorporating a breakfast bar with seating for 4. Built in BORA induction hob with inverted extractor unit. 2 x Miele integrated fan assisted oven/grills and deep pan drawers. Anthracite grey contemporary style radiator. Stone effect luxury vinyl tile flooring. Door to rear hall.

LIVING/DINING AREA 14' 10" x 11' 0" (4.52m x 3.35m) : Exposed oak beam and purlins to ceiling. Window to front aspect with plantation shutters. Recessed display alcoves. Clearview stove set on slate hearth with floating oak mantle over. Fitted seating by Tom Howley. Integrated wine chiller. Stone effect luxury vinyl tile flooring. Oak return staircase to first floor.

GUEST CLOAKROOM 8' 4" x 3' 8" (2.54m x 1.12m) : Low voltage downlighters inset. Burlington suite comprising: Low level W.C. and wall hung wash hand basin. Chrome centrally heated towel radiator. Tongue & groove panelling to half height. Period style tiled floor.



REAR HALL/BOOT ROOM : Bank of double glazed windows to dual aspects. Low voltage downlighters inset. 13 Amp power points. Stone effect luxury vinyl tile flooring. French doors to outside. Door to:

ANNEXE 26' 5" x 15' 6" (8.05m x 4.72m) overall :

Lounge 16' 9" x 14' 8" (5.10m x 4.47m) : Angular ceiling. Low voltage downlighters inset. 2 x anthracite grey contemporary style radiators. Window to side aspect. Dan Skan solid fuel stove with tiled hearth. Media wall with cupboards and recess for TV. Oak effect luxury vinyl tile flooring. System of folding sliding doors opening up to allow access directly to the extensive porcelain terrace with steel gazebo. Large squared off opening to:

Kitchen 10' 9" x 6' 8" (3.27m x 2.03m) : Double glazed windows to front aspect. Angular ceiling with low voltage downlighters inset. Eye level and base cupboards with natural oak preparation surfaces, with Belfast sink inset. Space for fridge freezer. Oak effect luxury vinyl tile flooring.

Bedroom 11' 6" x 8' 5" (3.50m x 2.56m) : PVCu double glazed windows to dual aspects. Angular ceiling. Fitted wardrobe. Oak effect luxury vinyl tile flooring.

Shower Room 5' 7" x 4' 8" (1.70m x 1.42m) : Pitched ceiling with Velux roof light. Low voltage downlighters inset. Matt black suite comprising: wash hand basin with cupboard beneath, low level W.C. with concealed cistern and corner shower enclosure with thermostatically controlled mains fed shower and glass sliding door. Gloss black electric towel radiator. Oak effect luxury vinyl tile flooring.

FIRST FLOOR GALLERIED LANDING 9' 11" x 7' 3" (3.02m x 2.21m) : Window to rear aspect. Single panel central heating radiator. 13 Amp power points. Oak and glass balustrade.

BEDROOM 1 16' 7" x 15' 4" (5.05m x 4.67m) : Double glazed window to rear aspect. Low voltage downlighters inset. Air conditioning unit. Double panel central heating radiator. Freestanding roll top bath with Victorian style telephone handset bath/shower mixer, set on porcelain tiles. Door to principal landing.

EN-SUITE SHOWER ROOM 11' 0" x 7' 9" (3.35m x 2.36m) : Window to rear aspect. Low voltage downlighters inset. Bespoke fitted bathroom suite of ceramic His & Hers vanity wash hand basins with taps. Low level W.C. Separate His & Hers shower cubicles each with their own Victorian style thermostatically controlled mains fed shower with rainfall shower head and attachment. Glazed crinkled tiles to walls and shower enclosures. Porcelain tiled floor. Chrome electrically operated towel radiator. Electric underfloor heating. Door to:

