



BEDROOM 1 FRONT 16' 0" x 13' 2" (4.87m x 4.01m) : Hardwood double glazed sash windows with original stained and leaded upper panels to front aspect and matching window to side aspect. Coving to ceiling. Two period style cast iron central heating radiators. Cast iron feature fireplace. 13 Amp power points. Three double fitted wardrobes.

EN SUITE : Hardwood double glazed window to front aspect. Low voltage downlighters inset. White suite comprising: low level w.c., 'his and hers' vanity units, with inset wash hand basins, granite surface and cupboards beneath. Double sized walk in shower cubicle housing a mains fed shower with dinner plate shower head and glass door. Wall mounted chrome towel radiator. Double panel central heating radiator.

BEDROOM 2 FRONT 14' 5" x 13' 0" (4.39m x 3.96m) : Hardwood double glazed sash window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Original cast iron fireplace with Moorcroft pottery tiles.

BEDROOM 3 SIDE 11' 8" x 10' 11" (3.55m x 3.32m) : Hardwood double glazed sash window to side aspect. Picture rail. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 12' 9" x 10' 0" (3.88m x 3.05m) : Hardwood double glazed sash window to rear aspect. Double panel central heating radiator. 13 Amp power points.

SHOWER ROOM : Hardwood double glazed sash window to rear aspect. High angular ceilings. Refitted luxury shower room with fully tiled walls and floor. Modern suite comprising: Low level W.C., wash hand basin set in vanity unit and double sized shower enclosure with glass door. Feature chrome centrally heated towel radiator.

Outside :

FRONT : Brick wall to the front boundary. Electric double timber gates opening to a tarmac driveway providing parking for a number of vehicles with a Victorian street lamp providing illumination. Large lawns with mature trees to front boundary. Central steps formed with oak railway sleepers and tiered lawns to each side lead to the main entrance. Gardens continue up and alongside both sides of the property. Electric vehicle charging points.

REAR : A substantial courtyard laid with beautiful Indian stone provides a pleasant backdrop and a spacious area for outside entertaining and a great secure area for children or pets. A brick built retaining wall with steps leading up to upper gardens, laid to lawn and patio, giving an elevated view over the roof tops of Congleton. Built into the side of the upper lawned garden is the:

LARGE GARDEN STORE/WORKSHOP 16' 6" x 15' 2" (5.03m x 4.62m) : Double timber entrance doors. Power and light.

TENURE : Freehold (subject to solicitors' verification).

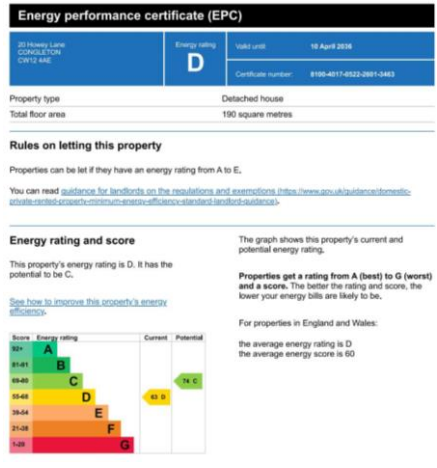
SERVICES : All mains services are connected (although not tested).

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

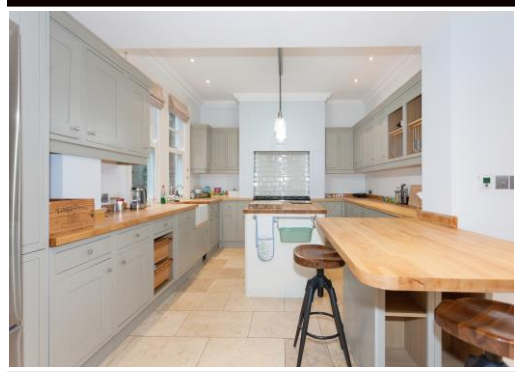
TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 4AE



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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Betula House, 20 Howey Lane,
Congleton, Cheshire CW12 4AE

Selling Price: £795,000

- STUNNING RESTORED EDWARDIAN HOME ON PRESTIGIOUS HOWEY LANE
- FOUR DOUBLE BEDROOMS & TWO ELEGANT RECEPTION ROOMS
- BESPOKE BREAKFAST KITCHEN WITH ATRIUM DINING SPACE
- LUXURY EN-SUITE & CONTEMPORARY SHOWER ROOM
- GRAND HALLWAY WITH MINTON TILES & FEATURE STAIRCASE
- GATED DRIVEWAY WITH PARKING & LARGE PRIVATE GARDENS
- LAWNS, INDIAN STONE TERRACES & GARDEN WORKSHOP
- WALKING DISTANCE TO COUNTRYSIDE & EXCELLENT TRANSPORT LINKS

FOR SALE BY PRIVATE TREATY (Subject to contract)

BETULA HOUSE — A MASTERFULLY RESTORED EDWARDIAN RESIDENCE OF DISTINCTION

A beautifully restored and distinguished period home bursting with **elegant Edwardian charm**, offering **190 sq m (2,045 sq ft)** of refined living space. Four double bedrooms, two reception rooms, a bespoke handcrafted breakfast kitchen with adjoining dining room, utility, cloakroom, luxury shower room and en-suite. Secure private driveway with parking for several vehicles, Indian stone terrace, workshop and extensive gardens. All within walking distance of both the town centre and open countryside.

Where Edwardian Grandeur Meets Contemporary Living

Constructed circa 1910, this imposing family home is a standout example of the fine Edwardian properties that define **Howey Lane**, one of Congleton's most coveted addresses. Its elevated position, generous plot and architectural elegance create a presence that is both impressive and welcoming.

With Cheshire's rolling countryside on the doorstep, and superb transport links via the M6, Manchester Airport and Congleton's mainline railway station, the location is as practical as it is prestigious.

A Home That Captures the Heart

Betula House blends timeless craftsmanship with modern comfort. Original features have been lovingly preserved, including **stained glass windows, high ceilings, Minton tiled floors, moulded cornices, ceiling roses and deep skirting boards**. The result is a home that radiates character from the moment you step inside.

A portico with weathered oak beam leads into the grand reception hall, where the Minton tiled floor and sweeping shallow-rise staircase set the tone. The drawing room, with its bay window and "Chesney" log burner, and the elegant

lounge with open fireplace and exposed floorboards, offer refined yet relaxed living spaces.

The Heart of the Home

The bespoke breakfast kitchen is a triumph of design — handcrafted oak-fronted units painted in French grey, natural oak work surfaces, a central island and breakfast bar. This flows seamlessly into the stunning dining area, crowned by a cathedral-style glass atrium ceiling and opening onto the rear terrace through French doors. It's a space designed for family life, entertaining and everyday enjoyment.

A utility room and cloakroom complete the ground floor.

First Floor Elegance

The impressive staircase, framed by a tall leaded glass window, rises to a spacious landing. The master bedroom is a sanctuary, with generous fitted wardrobes and a luxurious en-suite. Bedrooms two and three are equally substantial doubles, while the fourth is also a comfortable double room. A magnificent shower room completes this level.

Gardens & Grounds

The property sits well back from the road, accessed via **automatic timber gates** opening onto a sweeping driveway bordered by lawns and mature planting. The rear garden offers privacy, tranquillity and space, with a large **Indian stone terrace** perfect for alfresco dining and entertaining. A cleverly integrated garden store/workshop is tucked into the upper garden.

A Rare Opportunity

Betula House is a truly exceptional family residence — elegant, spacious, beautifully restored and located in one

of Congleton's most desirable areas. A home that offers not just accommodation, but a lifestyle.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Covered portico with weathered oak beam, hand-carved stone pillar on brick base. Quarry tiled floor with stone bull nosed steps to the original panelled and obscured glass entrance door to:

RECEPTION HALL 24' 5" x 5' 1" (7.44m x 1.55m) max : Decorative coving to ceiling. Picture rail and deep moulded skirting. Refurbished cast iron period style radiator. Attractive Minton tiled floor. Moulded arched feature. Wide shallow rise staircase with wood panelling and discreet in-built storage cupboards. Feature leaded and stained glass window to rear. 13 Amp power points.

LOUNGE 16' 1" x 13' 3" (4.90m x 4.04m) : Double glazed hardwood timber sash windows with original stained glass and leaded upper lights. Deep moulded ceiling cornice and rose. Picture rail and deep moulded skirting boards. Open coal fire having cast iron fireplace with glazed and tiled hearth. Television aerial point. Double panel central heating radiator. 13 Amp power points. Exposed floorboards.

DRAWING ROOM 15' 2" x 14' 6" (4.62m x 4.42m) into bay : Double glazed hardwood timber bay window with original leaded and stained glass upper lights. Coving to ceiling and centre ceiling rose. Picture rail and deep moulded skirting boards. Double panel central heating radiator. Natural limestone fireplace and hearth having "Chesney" log burner inset. 13 Amp power points. Television aerial point.

REAR PORCH : Inset downlighters. Solid panelled entrance door to rear courtyard. Doors to cloakroom and utility.

CLOAKROOM : White sanitary ware comprising high flush w.c. and wall mounted wash hand basin with splashbacks. Single panel central heating radiator. Deep skirting.



UTILITY 10' 0" x 9' 4" (3.05m x 2.84m) : Double glazed hardwood timber sash window to rear aspect. Low voltage downlighters inset. Range of modern cream fronted eye level and base units having solid oak preparation surfaces over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Space for tumble dryer. Boiler cupboard housing Glow-worm central heating boiler. Pressurised hot water cylinder.

BREAKFAST KITCHEN 18' 5" x 11' 8" (5.61m x 3.55m) : Low voltage downlighters inset. Double glazed hardwood timber sash windows to side aspect. Intricate coving to ceiling. Bespoke solid oak fronted kitchen painted in "French grey", with an array of base cupboards, drawers and deep pan drawers having natural oak preparation surfaces over, with matching wall cupboards and open fronted display shelves with plate rails over. Deep ceramic Belfast sink having antique style mixer taps. Recessed space for Rangemaster dual fuel commercial cooker with integrated extractor hood and light above with complementing cream bevel edged tiling behind. Integrated AEG combination microwave. Integrated dishwasher. Recess with space for American style fridge/freezer with pull out larder cupboards to each side. The preparation areas continue to provide a natural oak topped breakfast bar with seating for 4. A freestanding central island with oak surface provides an additional preparation area with cupboards, shelves, and wine rack beneath. Natural limestone floor with electric underfloor heating. Large opening to the:

DINING AREA 15' 3" x 8' 7" (4.64m x 2.61m) : Cathedral style ceiling design with double glazed glass atrium style pitched roof. Deep skirting. Cast iron period style radiator. Natural limestone tiled floor with electric under floor heating. Timber panelled and double glazed French doors to the rear courtyard with matching double glazed sash windows to each side.

First Floor :

LANDING : Wide shallow rise return staircase with turned spindles, oak hand rail and newel post. Half landing with original stained and leaded glass inset to rear aspect. Doors to bedroom four and bathroom.

MAIN GALLERIED LANDING : Period style cast iron radiator. 13 Amp power points. Picture rail. Access to roof space. Doors to bedrooms one, two and three.

