

OUTSIDE : Swallows Nest occupies a delightful position within mature, landscaped grounds, enjoying considerable privacy and an attractive outlook towards the surrounding Cheshire countryside. The property is approached along a private driveway, bordered by traditional dry-stone walling and deep, established planting beds, culminating in imposing solid oak double entrance gates. These open onto a generous driveway providing ample parking for numerous vehicles, together with an attractive stone-paved courtyard framed by colourful floral borders. The gardens have been carefully arranged to provide a variety of distinct outdoor spaces, each with its own character and appeal. Raised lawns are linked by steps leading towards the detached stone-built annexe, beyond which further extensive gardens stretch towards neighbouring agricultural fields, creating a pleasing sense of space and openness. To the side of the residence, a substantial Indian stone terrace offers an ideal setting for alfresco dining, summer entertaining and outdoor relaxation, whilst a more intimate courtyard to the rear, complete with matching stone paving and an ornamental water feature, provides a secluded spot to unwind. Behind the annexe is an additional paved and gravelled seating area, accompanied by a large timber garden shed offering practical storage. Together, the grounds provide a superb balance of landscaped gardens, generous lawns and inviting entertaining areas, perfectly complementing the character and individuality of this exceptional country home.

DETACHED STONE BUILT ANNEXE 34' 0" x 18' 0" (10.36m x 5.48m) overall : Vaulted ceiling with exposed beams and trusses. Expanse of timber framed sealed unit double glazed windows to one side with window shutters. 13 Amp power points. Electric heater. Limestone tiled floor.

KITCHENETTE 9' 0" x 6' 5" (2.74m x 1.95m) : Timber framed wood double glazed window to rear aspect. Granite effect preparation surface with composite sink unit inset. Space and plumbing for washing machine. Built-in halogen hob with electric oven below. Limestone tiled floor.

SHOWER ROOM 8' 8" x 6' 8" (2.64m x 2.03m) : Timber framed sealed unit double glazed window to rear aspect. White suite comprising low level W.C., wash hand basin and large walk-in shower cubicle housing a mains fed shower and glazed glass screen. Chrome heated towel radiator. Limestone wall and floor tiles.

DETACHED DOUBLE GARAGE 25' 4" x 19' 10" (7.72m x 6.04m) : Two electrically operated up and over doors. Power and light. Oil fired central heating boiler. Hot water cylinder. Space and plumbing for washing machine. Stairs to first floor.

FIRST FLOOR :

OFFICE/GAMES ROOM 19' 10" x 13' 0" (6.04m x 3.96m) : Two bullseye windows. Velux roof light. Power and light. Under eaves storage.

SERVICES : Septic tank serves this property and next door. Oil fired central heating. Mains water and electricity.

TENURE : Freehold (subject to solicitors verification).

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

TAX BAND: G **LOCAL AUTHORITY:** Staffordshire Moorlands

DIRECTIONS: SATNAV: CW12 3QJ

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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Swallows Nest
Dial Lane, Congleton, Cheshire CW12 3QJ

Selling Price: £1,250,000

- EXCEPTIONAL FOUR-BEDROOM COUNTRY RESIDENCE
- HIGHLY DESIRABLE SEMI-RURAL DIAL LANE SETTING
- MAGNIFICENT 26-FOOT BESPOKE DINING KITCHEN WITH FOUR-OVEN AGA
- BEAUTIFUL OAK BEAMS, NATURAL STONE FINISHES AND UNDERFLOOR HEATING
- ELEGANT LOUNGE WITH FEATURE STONE FIREPLACE AND MULTI-FUEL STOVE
- SUBSTANTIAL DETACHED STONE-BUILT ANNEXE WITH VERSATILE ACCOMMODATION
- EXTENSIVE PRIVATE GARDENS, STONE TERRACES AND COUNTRYSIDE OUTLOOKS
- GATED DRIVEWAY, GENEROUS PARKING AND SUBSTANTIAL DETACHED DOUBLE GARAGE

FOR SALE BY PRIVATE TREATY (Subject to contract)

An Exceptional Country Residence with Beautifully Appointed Accommodation, Magnificent Gardens and a Substantial Detached Stone-Built Annexe

Occupying an idyllic semi-rural setting along the highly desirable Dial Lane, Swallows Nest forms part of an exclusive enclave of just four individually designed residences, collectively known as The Bredstones.

Enjoying a wonderful sense of privacy and exclusivity, this truly distinctive and beautifully appointed country home seamlessly blends the timeless elegance and architectural character of traditional Cheshire craftsmanship with the sophistication, comfort and versatility of contemporary luxury living. The exclusive enclave of residences is approached via an attractive shared driveway, meandering through beautifully landscaped communal gardens and creating an impressive sense of arrival. Swallows Nest itself is accessed through substantial oak entrance gates, opening onto its own private grounds and offering a wonderful sense of seclusion and exclusivity. Surrounded by beautifully established gardens, expansive natural stone terraces and the picturesque Cheshire countryside, this exceptional home provides an enviable setting for both relaxation and entertaining.

Further enhancing its considerable appeal is a substantial detached stone-built annexe, generous garaging and extensive private parking, together offering an outstanding combination of luxury, versatility and refined country living. From the moment of arrival, Swallows Nest makes a lasting impression. The attractive stone elevations, oak detailing and beautifully landscaped surroundings create a distinctive country residence of considerable character, whilst the thoughtfully designed interiors reveal an exceptional attention to detail, with exposed oak beams and trusses, natural stone flooring, bespoke joinery and underfloor heating throughout the accommodation.

At the heart of the home lies a magnificent 26-foot living dining kitchen, perfectly suited to both relaxed family living and sophisticated entertaining. Beautifully appointed with bespoke handmade and individually painted cabinetry, luxurious natural granite work surfaces and a substantial central island incorporating a traditional Belfast sink, this outstanding space is further enhanced by an impressive four-oven oil-fired AGA, set beneath an imposing stone canopy. The adjoining dining area provides an elegant yet informal setting for family gatherings, with French doors opening directly onto the delightful courtyard.



The accommodation continues with a welcoming and generously proportioned reception hall, finished with attractive light oak flooring and staircase detailing, leading through to an inviting dual-aspect lounge. Here, an elegant stone fireplace housing a cast-iron multi-fuel stove creates a wonderful focal point, providing warmth and atmosphere during the cooler months. A separate utility room and beautifully appointed cloakroom complete the ground floor accommodation.

To the first floor, an impressive galleried landing showcases the property's wonderful architectural character, with exposed oak beams and substantial roof trusses creating an immediate sense of craftsmanship and individuality. There are four versatile bedrooms, including a principal bedroom with its own stylish en-suite shower room, finished with elegant limestone-effect tiling and a generous walk-in shower. The remaining bedrooms offer charming accommodation, each enhanced by the character of exposed oak timbers, whilst the fourth bedroom is currently arranged as an attractive dressing room with fitted wardrobes and dressing furniture. A luxurious family bathroom completes the first floor, featuring a double-ended bath, separate walk-in shower and beautifully coordinated finishes.

A Remarkable Detached Annexe - one of the most compelling features of Swallows Nest is its substantial detached stone-built annexe, providing an exceptional degree of flexibility rarely found in properties of this nature. The principal accommodation is particularly impressive, featuring a magnificent, vaulted ceiling with exposed structural timbers, extensive glazing and limestone tiled flooring. Further accommodation includes a kitchenette, and a well-appointed shower room. This highly adaptable building presents an exciting opportunity for a variety of potential uses, including independent accommodation for extended family, a luxurious guest retreat, substantial home office, creative studio or leisure accommodation, subject to any necessary consents. Its separation from the main residence affords an excellent degree of independence, whilst remaining conveniently connected to the main house and gardens.

Beautiful Gardens & Exceptional Outdoor Living - The grounds of Swallows Nest are a particular delight and provide a wonderfully private setting in which to enjoy the surrounding countryside. An attractive private driveway, bordered by traditional dry-stone walling and established planting, leads to substantial oak entrance gates opening onto an extensive parking area and



beautifully arranged stone-paved courtyard. The gardens unfold across a series of thoughtfully designed outdoor spaces, with raised lawns, established borders and extensive areas of natural stone paving creating a delightful balance between formal entertaining and relaxed country living. A magnificent Indian stone terrace provides the perfect setting for alfresco dining, summer gatherings and quiet evenings enjoying the peaceful surroundings. Further secluded courtyard areas, including an attractive water feature, add to the charm and individuality of the property. Beyond the annexe, generous lawned gardens extend towards adjoining agricultural fields, providing an attractive rural backdrop and a wonderful sense of openness.

Completing the outside accommodation is a substantial detached double garage, extending to approximately 25 feet by 20 feet, with twin electrically operated doors, power, lighting and additional first-floor space.

A Distinctive Cheshire Country Home, Swallows Nest represents a rare opportunity to acquire an individual country residence of considerable quality and character, offering an exceptional combination of beautifully appointed living accommodation, extensive gardens, substantial ancillary buildings and a delightful semi-rural setting.

Perfectly suited to purchasers seeking a refined country lifestyle without sacrificing the convenience of Congleton and its surrounding amenities, this outstanding home offers space, privacy and versatility in equal measure. A truly distinctive home where traditional craftsmanship, understated luxury and countryside living come together to create something rather special.

The accommodation briefly comprises all dimensions are approximate.

MAIN ENTRANCE : Double timber framed sealed unit double glazed french doors with matching side panels to:

RECEPTION HALL 16' 2" x 10' 6" (4.92m x 3.20m) : Low voltage downlighters inset. Deep skirtings. Natural oak floor. Inner hall with stairs to first floor with understairs store area and natural oak side panelling.

GUEST CLOAKROOM : White suite comprising low level W.C. with concealed cistern and wall hung wash hand basin. Tongue and groove panelling to one wall. Limestone tiled floor.

UTILITY 7' 3" x 4' 5" (2.21m x 1.35m) : Timber framed sealed unit double glazed window to front aspect. Natural granite preparation surface with stainless steel sink inset. Space and plumbing for washing machine. Fitted store cupboard. Limestone tiled floor.



SITTING ROOM 15' 6" x 14' 9" (4.72m x 4.49m) : Dual aspect timber framed sealed unit double glazed windows. Ornate coving to ceiling. Deep skirtings. Stone fire surround and hearth with cast iron multi fuel stove inset. Cupboards fitted to one alcove.

DINING KITCHEN 26' 7" x 14' 3" (8.10m x 4.34m) overall :

KITCHEN AREA 14' 10" x 14' 4" (4.52m x 4.37m) : Low voltage downlighters inset. Range of bespoke hand made and custom painted wood eye level and base units with natural granite preparation surfaces. Oil fired 4 oven AGA with hot and simmering hobs and griddle set within stone canopied surround. Built-in Kitchen Aid microwave and steamer. Space for American style fridge freezer. Central island with natural granite preparation surface with preformed drainer and double bowl Belfast sink inset with chrome mixer tap with store cupboard beneath and integrated dishwasher.

DINING AREA 14' 4" x 12' 1" (4.37m x 3.68m) : Low voltage downlighters inset. Limestone tiled floor. Timber framed sealed unit double glazed French doors to front courtyard.

FIRST FLOOR :

LANDING : Galleried landing spanning approx 40 ft in length with light oak spindled balustrade and hand rail. Deep boxed timber framed double glazed windows to dual aspect. Exposed oak beams and trusses.

BEDROOM 1 FRONT 15' 1" x 9' 8" (4.59m x 2.94m) : Angular ceiling with low voltage downlighters inset. Exposed oak beams and trusses. Substantial barn style timber framed double glazed window to front aspect.

EN SUITE 9' 2" x 7' 9" (2.79m x 2.36m) : Timber framed sealed unit double glazed window to front aspect with plantation shutters. Low voltage downlighters inset. Exposed oak beams. White suite comprising low level W.C. with concealed cistern and ceramic wash hand basin on wash stand. Large corner walk-in shower cubicle with glass screen and door housing a mains fed shower. Electric towel radiator. Limestone tiled floor and walls.

DRESSING ROOM/BEDROOM 4 14' 8" x 9' 0" (4.47m x 2.74m) : Dual aspect timber framed sealed unit double glazed windows. Angular ceiling with exposed oak beams and trusses. Built-in wardrobes and dressing table.

BEDROOM 2 SIDE 14' 3" x 9' 3" (4.34m x 2.82m) : Dual aspect timber framed sealed unit double glazed windows. Exposed oak beams and trusses. 13 Amp power points.

BEDROOM 3 REAR 10' 4" x 8' 3" (3.15m x 2.51m) : High level timber framed sealed unit double glazed window. Exposed oak beams.

BATHROOM 9' 0" x 10' 3" (2.74m x 3.12m) : High angular ceilings. Velux roof light. Low voltage downlighters inset. White suite comprising low level W.C. with concealed cistern, ceramic wash hand basin on wash stand, double ended panelled bath with bath/shower mixer and large corner walk-in shower cubicle with glass screen and door housing a mains fed shower with limestone tiling. Chrome towel radiator. Slate effect tiled floor. Corner linen cupboard.

