Timothy a brown

BRITISH PROPERTY AWARDS 2018 ★★★★★ GOLD WINNER ESTATE AGENT IN CONGLETON







1 Royal Cottage

Troughstones, Biddulph Park, Staffordshire
ST8 7SL

Monthly Rental Of £1,800

(exclusive) + fees

- 3 BEDROOM COUNTRY HOME
- FAR REACHING VIEWS
- LARGE SITTING ROOM WITH INGLENOOK FIREPLACE
- EN SUITE & BATHROOM
- AMPLE DRIVEWAY & DETACHED DOUBLE GARAGE
- AN ACRE PADDOCK IS AVAILABLE SUBJECT TO SEPARATE NEGOTIATION
- PETS MAY BE CONSIDERED, SORRY NO SMOKERS, NO DSS

TO LET (Unfurnished)

A rare opportunity to rent a beautiful country home with far reaching views, in a truly inspirational location. This cottage was built in the 1850's and extended thereafter creating now a sumptuous family home blessed with an Olde Worlde style, yet offering modern day conventions.

Externally are mature gardens, ample paved driveway and a detached double garage and, adjacent, is an enclosed paddock of approximately one acre (available subject to separate negotiation). Access is required for the owner to access adjoining fields and workshops within the curtilage of the property.

Internally, the oil fired centrally heated accommodation exudes charm and character and briefly comprises: entrance porch, hallway with exposed oak beams and magnificent return staircase, a large sitting room which features a beautiful Inglenook fireplace, the oak fitted kitchen opens into the dining area, with a cosy snug off. The side entrance features a utility and cloakroom. From the first floor galleried landing are three bedrooms, en suite shower room, and stunning Victorian bathroom suite complete with roll top bath and separate shower.

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE : Solid oak front door to:

PORCH : Hardwood framed window with inset lead effect to front aspect. Exposed beams to ceiling. Single panel central heating radiator. 13 Amp power points. Quarry tiled floor. Solid oak door with leaded glazed side panel to:

HALL : Exposed beams to ceiling. Double panel central heating radiator. 13 Amp power points. Chunky oak balustrade to return staircase leading to first floor. Deep understairs cloaks cupboard.

LOUNGE 5.44m (17ft 10in) x 5.44m (17ft 10in) plus bow window: PVCu double glazed bow window with inset lead effect to front aspect. Exposed beams to ceiling. Large brick built Inglenook open coal fireplace with quarry tiled hearth, which, in addition to the oil fired central heating, is able to serve the central heating and hot water system. Double panel and single panel central heating radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval).

DINING KITCHEN 6.53m (21ft 5in) x 3.68m (12ft 1in) max:

Kitchen area 3.68m (12ft 1in) max x 2.79m (9ft 2in) : PVCu double glazed window with inset lead effect to rear aspect. Exposed beams to ceiling. Solid oak fronted eye level and base units having formica preparation surface over with one and a half bowl stainless steel single drainer sink unit inset. Built-in 4-ring electric hob with integrated extractor hood over. Built-in double electric fan assisted double oven and grill. Integrated dishwasher. Matching breakfast bar with seating for three. Double panel central heating radiator. 13 Amp power points. Glazed tiles to splashbacks. BT telephone point (subject to BT approval). Television aerial point. Ceramic tiled floor. Open plan to:

Dining area 3.07m (10ft 1in) x 3m (9ft 10in) : PVCu double glazed French doors to rear aspect. Exposed beams to ceiling. Double panel central heating radiator. 13 Amp power points.

SNUG 3.94m (12ft 11in) max x 3.89m (12ft 9in) max: Two PVCu double glazed feature windows with inset lead effect. Exposed beams to ceiling. Polished cast iron inset fireplace with tiled hearth. Double panel central heating radiator. 13 Amp power points. Television aerial point.

UTILITY 2.41m (7ft 11in) x 2.39m (7ft 10in) : PVCu double glazed window with inset lead effect to side aspect. Exposed beams to ceiling. Preparation surface with stainless steel single drainer sink unit inset with oak cupboards below. Space and plumbing for washing machine. Space for fridge/freezer. Single panel central heating radiator. 13 Amp power points. Ceramic tiled floor. Door to side porch. Door to:

CLOAKROOM : PVCu double glazed window with inset lead effect to side aspect. Low level w.c. Floor mounted Worcester oil fired central heating boiler. Fully tiled walls. Ceramic tiled floor.

SIDE PORCH : Hardwood framed window with inset lead and stained glass to side aspect. Exposed stonework to walls. Quarry tiled floor. Solid oak doors to side aspect.

First floor : Attractive oak balustrade to return staircase leading to:

LARGE GALLERIED LANDING : PVCu double glazed dormer style window with inset lead effect to front aspect. Angular ceilings with exposed oak beams. Double panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 FRONT 3.91m (12ft 10in) x 3.61m (11ft 10in) plus wardrobe recess: PVCu double glazed window with inset lead effect to front aspect. Angular ceilings with exposed oak beams. Double panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Double fitted wardrobes.

EN SUITE : PVCu double glazed dormer style window with inset lead effect to side aspect. Coloured suite comprising: low level w.c, wash hand basin set in vanity unit with storage cupboards below and separate and fully enclosed shower cubicle. Double panel central heating radiator. Fully tiled walls.





BEDROOM 2 REAR 3.71m (12ft 2in) x 3.25m (10ft 8in) to wardrobe fronts: PVCu double glazed window with inset lead effect to rear aspect. Angular ceilings with exposed oak beams. Double panel central heating radiator. 13 Amp power points. Television aerial point. Double fitted wardrobes.

BEDROOM 3 SIDE 4.17m (13ft 8in) x 2.59m (8ft 6in) : Two PVCu double glazed windows with inset lead effect to side aspect. Angular ceilings with exposed oak beams. Double panel central heating radiator. 13 Amp power points.

BATHROOM 3.45m (11ft 4in) x 3m (9ft 10in) : PVCu double glazed window with inset lead effect to rear aspect. Angular ceilings with exposed oak beams. Victorian white suite by Sanitan comprising: low level w.c., bidet, wash hand basin set in pine vanity unit and roll top bath with ball and claw feet. Separate and fully enclosed shower cubicle with mains fed shower. Double panel central heating radiator. Shaver point. Limestone floor.

Outside :

FRONT : A paved driveway through wrought iron double gates continues down the side of the property and terminates at the detached double garage. A low stone wall borders the front boundary beyond which are lawned gardens with pockets of rockery areas with paved patio to the front.

REAR : Large paved garden with water feature.

LARGE DETACHED GARAGE 7.92m (26ft 0in) x 5.51m (18ft 1in) : Power and light. Outside steps leading up to a large games room over the garage.

NOTE: THE WORKSHOP BEHIND THE GARAGE AND ADJACENT GARDENS ARE NOT INCLUDED IN THE RENTAL.

SERVICES : Mains electricity, water and drainage are connected. Central heating is via oil fired central heating boiler.

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

LOCAL AUTHORITY: Staffordshire Moorlands District Council

TAX BAND: F

DIRECTIONS: Proceed out of Congleton along Park Lane on the A527 (Biddulph Road). Continue along this road until reaching the traffic lights at Mossley whereupon turn left into Reades Lane. Follow this road under the railway bridge and continue up the bank. Pass the Coach and Horses Public House and then take the first turn on the right onto Cherry Lane. At the next junction turn right onto Overton Road. Follow this road and then take your second left onto Biddulph Park Road. Approaching the chapel, facing you, turn right down the right hand side of the chapel onto Troughstones Road. Follow this road to the end for 0.7 mile where 1 Royal Cottages will be the last house on the left hand side.

The sum of £175 (inc VAT) for the first applicant and £75 (inc VAT) for each applicant thereafter is required in order for us to hold the property and to obtain employer's reference and credit reference.

If the references are satisfactory, on the day the Lease is to be signed, we require the following:-

(a) One month's rent in advance in **cleared funds.**

(b) A deposit - equivalent to one month's rent, subject to a minimum deposit of £500, unless otherwise stated in **cleared funds**.

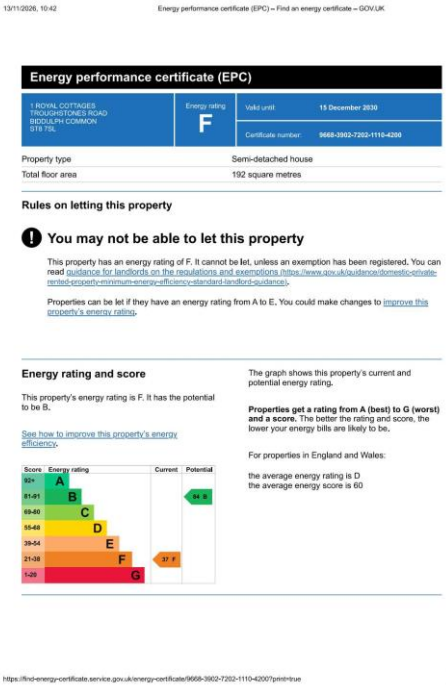
(c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of residency, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, providing the house is left in a clean and satisfactory condition with the gardens attended to, to be decided by the Landlord or his agent **TIMOTHY A BROWN.**

The tenant is to be responsible for the Council Tax charge attributable to the property.

PETS MAY BE CONSIDERED, SORRY NO SMOKERS, NO DSS

The Department for Communities and Local Government "How to Rent – The Checklist for renting in England" which can be downloaded at: arla.co.uk/info-guides/tenant-guides/how-to-rent-guide



13/11/2026, 10:42 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

1 ROYAL COTTAGES
TROUGHSTONES ROAD
BIDDULPH COMMON
ST8 7DL

Energy rating: F

Valid until: 15 December 2030

Certificate number: 9668-3902-7202-1110-4200

Property type	Semi-detached house
Total floor area	192 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

This property's energy rating is F. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

The graph shows this property's current and potential energy rating.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/9668-3902-7202-1110-4200?print=true 1/5

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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