

Energy performance certificate (EPC)

Beck Cottage Wards Lane CONGLETON CW12 3LN	Energy rating F	Valid until: 27 March 2029
		Certificate number: 2808-8031-7207-3671-6934

Property type
Semi-detached house

Total floor area
147 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

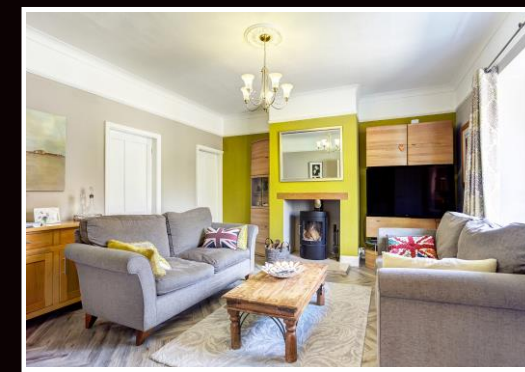
Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

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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**Beck Cottage, Wards Lane,
Congleton, Cheshire CW12 3LN**

Offers in the Region Of £535,000

- SUBSTANTIAL THREE STOREY SEMI DETACHED HOME SET IN BEAUTIFUL RURAL SETTING
- 0.20 APPROX ACRES OF DELIGHTFUL GROUNDS
- LOUNGE WITH LOG BURNER PLUS STUDY
- NEWLY INSTALLED DINING KITCHEN SUITE
- THREE BEDROOMS
- MODERN BATHROOM & EN SUITE SHOWER ROOM
- GARAGE, WORKSHOP, UTILITY & GARDEN ROOM – HUGE POTENTIAL TO DEVELOP
- SWEEPING DRIVEWAY WITH AMPLE PARKING

FOR SALE BY PRIVATE TREATY (Subject to contract)

**** AN OUTSTANDING PURCHASE OPPORTUNITY** to acquire a substantial three storey home, offering incredible amounts of accommodation and storage, with approx 0.20 acres of delightful grounds and in a quiet, privileged and beautiful rural setting ******

Lounge and newly fitted dining kitchen, three bedrooms, bathroom, ensuite shower room and a study** Sublime position overlooking a stunning converted Mill and mill pond at the front, and surrounded by glorious mature woodland with the Dane In Shaw brook at the bottom of the garden ** Huge potential for remodelling and improvement subject to necessary consents ** Accommodation over three floors comprising lower ground floor garaging, garden room/office, workshops and utility, ground and first floor living and sleeping accommodation ** Traditional timber style kitchen suite with Range style cooker and Belfast sink ** Modern bathroom, shower room and WC suite ** Spacious bay fronted lounge with contemporary log burner ** 20' dining kitchen ** Two large double bedrooms, with the first floor bedroom possessing immense space and character with a row of skylights** Substantial grounds with generous lawn, stone sun terrace and a wood deck dining terrace ** Off the beaten track just off Reades Lane in Mossley ** Only a few minutes drive to Congleton Train Station and Congleton Town Centre **

Briefly the property comprises: GROUND FLOOR; entrance hallway; lounge; dining kitchen; inner hall; ground floor WC; bedroom 1 with en suite shower room; bedroom 3; study; stairs to the lower ground floor and first floor; FIRST FLOOR; landing; bedroom 2; bathroom; LOWER GROUND FLOOR; (offering further opportunity to modernise and develop) garden room/office; utility room; workshop store; garage; WC boiler room; smaller front garden; large side and rear garden; sweeping driveway with ample parking; rear stone sun terrace and brook facing developed wood deck alfresco dining terrace; PVC double glazing; oil fired central heating; septic tank drainage.

You know when a property is sure to create a stir - well here we have it! A home which we feel represents great value. It's a substantial house, with huge storage, offering remodelling



and extension potential, sat in extensive mature grounds with the babbling brook of Dane In Shaw running to its eastern boundary, extensive driveway areas, in a beautiful unspoilt rural setting, yet only within a short drive of Congleton Town Centre.

Situated within Dane In Shaw - a rural area of obvious outstanding natural beauty, with easy to reach gentle walks along the tree lined Biddulph Valley disused railway line and Macclesfield Canal. Mossley C of E Primary School is found close by, as are quite a number of well regarded local hostellers, such as The Queens Head Hotel, The Railway Inn and The Castle Inn, all of which are child and dog friendly and offer a surprisingly wide range of good quality food. It's an idyllic rural spot, yet without feeling isolated and is practically close to the bustling town centre of Congleton. For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also practically located for the town's railway station which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible.

The accommodation briefly comprises:

(all dimensions are approximate)

GROUND FLOOR ENTRANCE HALLWAY : Timber part glazed external door. Grey oak wood style floor. Double panel central heating radiator. Access to lounge, dining kitchen, bedrooms 1 and 3 and to the stairwell leading to the first floor.

LOUNGE 14' 7" x 14' 4" (4.44m x 4.37m) plus walk-in bay window with views over Mill Pond : A spacious and distinctive room with feature log burning stove and a deep walk-in PVC double glazed bay window overlooking the Mill Pond. Decorative ceiling coving. Grey oak wood style flooring. Double panel central heating radiator. Access to the study and the stairwell to the lower ground floor.

STUDY 9' 10" x 8' 6" max (2.99m x 2.59m) including bulkhead to stairs to basement : PVC double glazed window to rear aspect with pleasant garden and woodland views. Oak wood style flooring. Double panel central heating radiator.

DINING KITCHEN 20' 0" x 8' 10" (6.09m x 2.69m) : A natural light filled dual aspect open plan dining kitchen with a PVC double glazed window to the side and rear. Complete with modern timber effect units in 'Dove Grey' providing useful storage and ample natural oak preparation



surfaces with built-in stainless steel 1.5 bowl unit. Built in AEG 5 ring induction hob with matching wide extractor. Built in AEG double electric fan assisted oven and grill with combination microwave oven above. A flowing slate tile floor runs across the room. Double panel central heating radiator. Access to a small inner hall.

INNER HALL : A vestibule providing access to the ground floor W.C. and to an under stairs built in storage cupboard.

W.C. : Modern white W.C., wash hand basin. Central heating radiator. Tiled floor.

BEDROOM 1 REAR 12' 11" x 11' 11" (3.93m x 3.63m) : PVC double glazed window to the rear with pretty garden and woodland views. Oak wood style floor. Decorative ceiling coving. Double panel central heating radiator. Access to en suite.

EN SUITE 12' 6" x 7' 0" (3.81m x 2.13m) : PVC double glazed window to side aspect. A substantial room which could be reconfigured to include a bath if so desired. The shower room features a modern white suite complimented with limestone effect tiles to floor and walls and comprises: shower cubicle with thermostatic shower, low level W.C., modern vanity storage unit with integrated wash basin and chrome mixer tap. Chrome centrally heated towel radiator. Double panel central heating radiator.

BEDROOM 3 REAR 9' 11" x 9' 11" (3.02m x 3.02m) : PVC double glazed window to rear aspect with garden and woodland views. Oak wood style flooring. Double panel central heating radiator. 13 Amp power points.

First Floor :

LANDING : An unusual feature landing area with a stripped and colour washed timber balustrade. Exposed roofing timbers. From the landing you can access a deep recessed built-in wardrobe store. Doorways to the bathroom and bedroom 2.

BEDROOM 2 23' 5" x 16' 0" (7.13m x 4.87m) : A sensational substantial room featuring exposed timbers and compelling row of four skylights allowing enjoyment of the lovely rear woodland views. The room is large and it also naturally lends itself to zoning, meaning that you can create a sleeping area, living area and a study area. Single panel central heating radiator. 13 Amp power points.

BATHROOM 15' 1" x 7' 2" (4.59m x 2.18m) : An immense bathroom with a PVC double glazed window overlooking the gardens. The room is complete with a modern white five piece bathroom suite comprising panelled bath with chrome taps, storage cabinets, incorporating a concealed cistern W.C., bidet and a vanity wash basin with chrome taps, quadrant shower cubicle with electric shower. Double panel central heating radiator.



LOWER GROUND FLOOR : The lower ground floor rooms are a haven of multi functional spaces, suited for storage or as workshop areas. The rooms are slightly restricted by their head height, measuring approx 6'0" in height and interspersed with low beams.

GARDEN ROOM/OFFICE 19' 0" x 9' 11" (5.79m x 3.02m) : Two rear PVC double glazed external French doors opening out to the rear garden terrace. Beech wood effect vinyl floor. Double panel central heating radiator. Access to the workshop/store and to the utility room. An internal partition glazed window to the workshop/store enabling some natural light to the room.

STORE ROOM/WORKSHOP 19' 0" x 14' 8" (5.79m x 4.47m) : Good sized room which has lighting installed and is illuminated naturally via the internal window to the garden room aspect.

UTILITY 12' 1" x 8' 11" (3.68m x 2.72m) : PVC double glazed window to rear aspect. Extensive range of modern wood effect eye level and base units in 'Dove Grey' having slate effect preparation surfaces over with composite sink unit inset and mixer tap. Space and plumbing for washing machine and tumble dryer. 13 Amp power points. Door to outside. Door to integral garage.

GARAGE 20' 9" x 15' 11" (6.32m x 4.85m) max (internal measurements) : Limited access for large cars. A deep garage with twin external garage doors and two PVC double glazed frosted windows at the side. Lighting and power. Access to W.C./boiler room.

WC/BOILER ROOM : Worcester oil fired central heating boiler. Low level W.C. and wash hand basin.

SERVICES : Mains electricity and water. Heating via oil fired central heating. Shared treatment plant drainage (please note that the new treatment plant is shared with next door and was updated in 2025 to meet with current regulations).

TENURE : Freehold (subject to solicitors verification).

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 3LN

