

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

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

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

TAX BAND: G

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3JX

Energy performance certificate (EPC)

33 Cross Lane CONGLETON CW12 3JX	Energy rating D	Valid until: 20 February 2036
		Certificate number: 9900-0311-0322-7594-3263

Property type	Detached house
Total floor area	250 square metres

Rules on letting this property

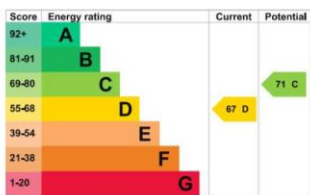
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/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>).

Energy rating and score

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

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



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

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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33 Cross Lane,
 Congleton, Cheshire CW12 3JX

Selling Price: £1,075,000

- PRIME RESIDENTIAL LOCATION IN CONGLETON
- BEAUTIFULLY RESTORED POST-EDWARDIAN HOME WITH PERIOD CHARM
- SELF-CONTAINED ANNEXE – IDEAL FOR EXTENDED FAMILY
- OPEN-PLAN FAMILY KITCHEN WITH GRANITE WORKTOPS AND RANGE COOKER
- MULTIPLE RECEPTION ROOMS WITH WOOD-BURNING STOVES
- FOUR/FIVE BEDROOMS WITH THREE EN-SUITES AND LUXURY BATHROOM
- EXTENSIVE GARDENS, AMPLE PARKING, GARAGE AND CARPORT
- WALKING DISTANCE TO STATION, SHOPS AND HIGHLY REGARDED SCHOOLS
- OUTLINE PLANNING PERMISSION FOR ADDITIONAL DETACHED DWELLING (REF: 26/0060/OUT)

FOR SALE BY PRIVATE TREATY (Subject to contract)

A Handsome Post-Edwardian Residence in a Prime Location with Annexe, Development Potential and Exceptional Living Space

Positioned on arguably one of the most desirable residential addresses in Congleton, this handsome post-Edwardian home has been lovingly restored and meticulously maintained, offering an exceptional standard of accommodation combined with timeless character and modern versatility.

The property enjoys an enviable setting with an outstanding range of everyday conveniences quite literally on the doorstep. Within just a few minutes' walk lies Congleton railway station, making commuting effortless, alongside a wide selection of independent shops including a chemist, bakers, convenience store, hardware shop, barbers, hairdressers and post office. The Wonky Pear micro bar adds a vibrant social hub to the area with its relaxed and eclectic atmosphere. Families are also particularly well served, with Mossley CofE Primary School within easy reach, along with nurseries and before and after school provision.

Approached via a striking timber-framed Orangery with glazed roof lantern, the property immediately impresses. Inside, a grand reception hall showcases oak detailing, a herringbone parquet floor and an elegant return staircase rising to a galleried landing.

The ground floor offers a superb range of living spaces. A bay-fronted lounge features a wood-burning stove set within a recessed fireplace, while the formal dining room, with dual aspect windows and its own stove, opens through to an orangery—perfect for entertaining and family gatherings.

At the heart of the home is a stunning open-plan family dining kitchen, fitted with shaker-style units, granite worktops and a range cooker, flowing into a cosy living area with an additional stove—creating a warm and sociable hub. A separate utility room and rear porch add further practicality.

A key highlight is the connected annexe, comprising its own hall, cloakroom, shower room and bedroom with French doors to the garden—ideal for multi-generational living or guests.

To the first floor, a spacious galleried landing leads to four generous bedrooms. The principal and second bedrooms benefit from en-suite facilities, while the family bathroom is beautifully

appointed with a freestanding roll-top bath, bidet and quality fittings.

Externally, the property continues to impress. The front gardens are extensive and private, featuring a large, cobbled driveway with ample parking, mature hedgerows and expansive lawns. A detached double garage and covered carport further enhance practicality.

Importantly, the rear section of the garden benefits from outline planning permission for the erection of a detached dwelling (planning reference: 26/0060/OUT), presenting a rare and valuable opportunity for development or future investment.

The accommodation briefly comprises:

(all dimensions are approximate)

ORANGERY 12' 6" x 10' 0" (3.81m x 3.05m) : Timber framed and glazed roof lantern. Double panel central heating radiator. 13 Amp power points. Limestone effect tiled floor with underfloor heating. Intricate brick wall detail. Oak panelled entrance door.

RECEPTION HALL 15' 0" x 12' 0" (4.57m x 3.65m) : Two period style radiators. Oak skirting and architraves. Oak return staircase to Minstrels gallery. Oak parquet herringbone floor. Understairs cupboard. Door to annexe.

LOUNGE 17' 7" x 12' 10" (5.36m x 3.91m) into bay : PVCu double glazed bay window to rear aspect. Double panel central heating radiator. Recessed fireplace with wood burning stove inset on stone hearth.

DINING ROOM 21' 6" x 11' 10" (6.55m x 3.60m) : Dual aspect PVCu double glazed windows. Two double panel central heating radiators. 13 Amp power points. Recessed fireplace with wood burning stove inset. French doors to orangery.

Annexe :

INNER HALL 9' 8" x 5' 10" (2.94m x 1.78m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Natural oak floor.

GUEST CLOAKROOM : PVCu double glazed window to front aspect. Low voltage downlighters inset. Low level W.C. with concealed cistern. Corner vanity wash hand basin. Single panel central heating radiator. Half tiled walls. Natural oak floor.

SHOWER ROOM 7' 10" x 6' 0" (2.39m x 1.83m) : Low voltage downlighters inset. Wash hand basin. Walk in shower cubicle with fixed

glass screen housing a mains fed shower. Chrome centrally heated towel radiator. Double panel central heating radiator. Natural oak floor.

BEDROOM 5 12' 0" x 8' 9" (3.65m x 2.66m) : Two PVCu double glazed windows to front aspect and PVCu double glazed window to rear aspect. Two double panel central heating radiator. 13 Amp power points. Luxury oak effect flooring. French doors to outside.

FAMILY DINING LIVING KITCHEN 29' 6" x 12' 0" (8.98m x 3.65m) overall :

Dining Kitchen 19' 1" x 12' 0" (5.81m x 3.65m) : PVCu double glazed window to front aspect. Extensive range of shaker style eye level and base units having natural granite preparation surfaces over with preformed drainer and stainless steel 1.5 bowl sink unit inset. Alcove for larder fridge freezer. Recessed alcove for gas range cooker with integrated extractor unit within canopied recess. Space for wine chiller. Double panel central heating radiator. Tiled floor.

Living Area 11' 9" x 9' 7" (3.58m x 2.92m) : PVCu double glazed window to side aspect. Double panel central heating radiator. Natural oak floor. Recessed alcove with cast iron log effect stove. Oak effect flooring.

UTILITY 8' 0" x 6' 0" (2.44m x 1.83m) : Low voltage downlighters inset. Shaker style eye level and base units with granite preparation surfaces over with Belfast sink inset. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Oak effect flooring.

HALL 12' 5" x 3' 10" (3.78m x 1.17m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Single panel central heating radiator. Fully tiled walls. 13 Amp power points. Oak and glazed entrance door to rear.

First Floor :

GALLERIED LANDING 15' 0" x 12' 0" (4.57m x 3.65m) : Bullseye window to rear aspect. Split level staircase. 13 Amp power points. Oak spindled balustrade.

BEDROOM 1 REAR 18' 0" x 12' 10" (5.48m x 3.91m) into wardrobes : PVCu double glazed bay window to rear aspect. Single panel central heating radiator. 13 Amp power points. Fitted bedroom furniture.

EN-SUITE 9' 11" x 3' 10" (3.02m x 1.17m) widening to 5' 3" (1.60m) : PVCu double glazed window to rear aspect. White suite comprising Low level W.C., wall hung wash hand basin with drawer beneath and corner shower enclosure with mains fed shower. Centrally heated towel radiator. Textured stone effect wall tiles. Tiled floor with underfloor heating.

BEDROOM 2 FRONT 18' 2" x 11' 10" (5.53m x 3.60m) : Two PVCu double glazed windows to front aspect. Two single panel central heating radiators. 13 Amp power points. Fitted bedroom furniture. Grey oak effect flooring.

EN-SUITE 6' 0" x 5' 8" (1.83m x 1.73m) : PVCu double glazed window to front aspect. Single panel central heating radiator. White suite comprising: Low level W.C., pedestal wash hand basin and corner shower cubicle housing an electric shower. Fully tiled walls.

BEDROOM 3 REAR 21' 6" x 12' 0" (6.55m x 3.65m) : Dual aspect PVCu double glazed windows. Two double panel central heating radiators. 13 Amp power points.

BEDROOM 4 FRONT 9' 10" x 9' 7" (2.99m x 2.92m) to wardrobes : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted wardrobes with mirrored sliding doors, one which houses the hot water cylinder.

BATHROOM 11' 4" x 6' 0" (3.45m x 1.83m) : PVCu double glazed window to front aspect. White suite comprising: Low level W.C., pedestal wash hand basin, bidet and freestanding roll top bath. Two centrally heated towel radiators. Half tiled walls.

Outside :

FRONT : Main entrance off Cross Lane. Double gated access and pedestrian access to extensive cobble laid driveway offering ample parking immediate to the front of the detached garage. The driveway continues on further down one side of the gardens and then reaches out creating further parking. The gardens here are extensive, laid to lawn and bound in mature hedgerow. Gated access to rear. Attached to the side of the house are two brick-built stores, one of which houses a Baxi gas boiler.

REAR : These gardens abut onto Leek Road. The gardens will be split as outline planning permission has been passed for the rear section which measures approx 29m x 19m (551 sq metres) under planning reference (26/0060/OUT). The gardens to remain with the house at the rear comprise a shaped block paved patio with golden shale inserts, extending to the full width of the property.

DETACHED GARAGE 22' 0" x 18' 0" (6.70m x 5.48m) internal measurements : Concrete sectional. Two up and over doors. Power and light.

COVERED CARPORT 13' 2" x 9' 0" (4.01m x 2.74m) : Timber framed with flat roof.

