

## Holding Deposit (per tenancy) – One week’s rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit is required while we carry our preliminary checks and obtain employer’s reference and credit reference. If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

The Department for Communities and Local Government “How to Rent – Checklist for renting in England” which can be downloaded at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/723773/How to Rent Jul18.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)



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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

## 3 Stone Cottages

Weathercock Lane, Congleton, Cheshire CW12 3PP

Monthly Rental Of £850

(exclusive) + fees

- ONE BEDROOM MID TERRACE STONE COTTAGE
- DINING KITCHEN
- CONVERTED ROOF SPACE
- ENCLOSED COURTYARD GARDEN
- UNRESTRICTED ON ROAD PARKING
- OPEN VIEWS OVER COUNTRYSIDE
- RURAL HAMLET OF TIMBERSBROOK

## TO LET (Unfurnished)

Location Location Location, A Place In The Country!

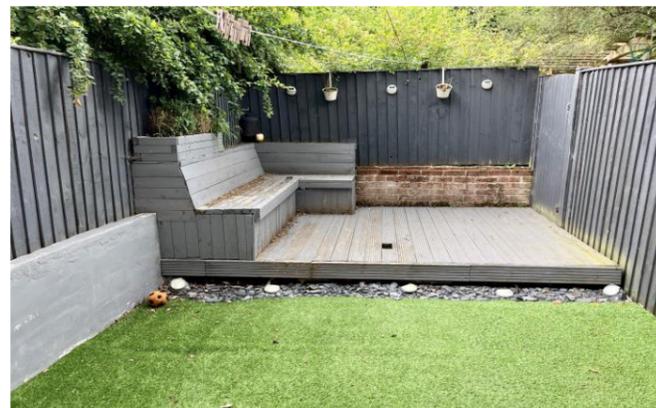
A lovely country cottage with spectacular panoramic views both far and wide, extending over the Cheshire Plain and beyond to the Welsh Mountains.

Lounge, dining kitchen. One double bedroom. Converted roof space, ideal as a hobby room or office and luxurious bathroom with a separate shower. Enclosed courtyard garden. Unrestricted on road parking.

Nestled within the highly desirable rural hamlet of Timbersbrook, close to the base of the iconic Bosley Cloud; a prominent hill situated within Cheshire's Peak District on the border between Cheshire and Staffordshire. It is 343 metres (1,125 ft) in height making it one of the highest hills in the area and one of the best places to see spectacular views of Cheshire. Feel on top of the world after a little hard work walking up hill onto the summit of Bosley Cloud. You can see this outcrop from miles around and from the top you can see across the whole of the Cheshire Plain and along the gritstone ridge of Cheshire's Peak District.

The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as is the well known walking route of the 'Gritstone Trail' nearby and the

Biddulph Valley Way bridle path. Practically the towns of Macclesfield and Congleton are within 9 miles and 2 miles respectively, with Manchester Airport some 15 miles away offering flights to worldwide destinations. The main town of Macclesfield, is offered with its mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants. Equally the charming market town of Congleton is blessed with a thriving range of facilities, boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists. Locally, the conveniences at High Town are just a short journey away and provide a wide range of amenities including great pubs, a chip shop, chemist, post office, hairdressers, newsagents etc. High Town is also home to the bustling train station giving access to both north and south. London Euston can be reached within two hours. Manchester Airport can be reached within 35 minutes. Schools in both public and state sector are readily accessible and a wide range of leisure facilities such as golf clubs, shooting clubs and equestrian facilities are nearby.



**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE :** PVCu double glazed door to:

**LOUNGE 12' 0" x 11' 7" (3.65m x 3.53m) to alcove:** PVCu double glazed window to front aspect. Single panel central heating radiator. Feature fireplace. 13 Amp power points. Double panelled doors to:

**KITCHEN 11' 3" x 8' 1" (3.43m x 2.46m):** PVCu double glazed window to rear aspect. Cream fronted shaker style eye level and base units having natural oak preparation surfaces with built-in ceramic 1.5 bowl sink unit inset. Bosch 4 ring gas hob with electric oven/grill below and integrated extractor canopy hood over. Space and plumbing for washing machine. 13 Amp power points. Single panel central heating radiator. Stone effect slab flooring. Built-in ceramic 1.5 bowl sink unit inset. PVCu double glazed stable door to rear garden. Under stairs store area with space and plumbing for washing machine. Opening with staircase to first floor.

**First Floor :**

**BEDROOM 1 12' 0" x 11' 6" (3.65m x 3.50m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in triple wardrobe.

**INNER LANDING 6' 10" x 5' 3" (2.08m x 1.60m):** Single panel central heating radiator. 13 Amp power points. Cupboard housing Valiant combi boiler. Retractable pull down ladder to loft room.

**BATHROOM 8' 2" x 5' 6" (2.49m x 1.68m):** PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin, panelled bath with telephone handset bath/shower mixer. 1/2 tiled walls. Chrome centrally heated towel radiator. Shower cubicle housing a mains fed shower.



**LOFT ROOM 10' 10" x 10' 2" (3.30m x 3.10m):** Velux roof light. Single panel central heating radiator. 13 Amp power points.

**Outside :**

**FRONT :** Stone steps to front door with golden shale laid forecourt.

**REAR :** Enclosed rear yard with artificial grass and raised decked terrace seating area.

**SERVICES :** All mains services are connected.

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** SATNAV: CW12 3PP

