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Selling Price: £249,500

- IMPRESSIVE & CHARMING EDWARDIAN GRADE II LISTED COTTAGE
- ATTRACTIVE PERIOD FEATURES
- TWO BEDROOMS
- LUXURY BATHROOM OCCUPYING THE WHOLE OF THE SECOND FLOOR
- CLOSE TO TOWN CENTRE

FOR SALE BY PRIVATE TREATY (Subject to contract)

Iconic, historic, fantastic! Rare is the opportunity to purchase such a property steeped in local history!

The original deeds for the purchase are on display in Congleton Museum. Rumoured to have once belonged to the town surgeon, this impressive and charming Edwardian Grade II listed cottage built in 1845 is just certain to leave a smile on your face!

Having undergone a stunning and sympathetic refurbishment, a magnificent home has been created by the current owners and luxurious accommodation flows across all three floors. Of particular note is the luxury bathroom suite that wouldn't look out of place in a discerning boutique hotel!

No matter which way you turn you will be met by intriguing and attractive period features, many of which tell a tale of old!

Outside you will find quaint courtyard gardens to the front whilst at the rear is a hidden gem of a garden that is just perfect for entertaining both friends and family.

Located perfectly for the town centre and endless country walks, we thoroughly implore you to book an internal viewing to witness this truly unique property, so call us now!



The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Timber panelled front door with glazed insert to vestibule.

LOUNGE 13' 2" x 13' 6" (4.01m x 4.11m): Two cast iron decorated glazed windows to front aspect. Coving to ceiling. Two double panel central heating radiators with thermostats. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Cast iron multi-fuel stove set on brick built plinth with tiled hearth. Door to:

KITCHEN 10' 0" x 8' 2" (3.05m x 2.49m): Timber framed window to rear aspect. Range of white laminate fronted eye level and base units having slate effect roll edge laminate preparation surfaces over and single drainer sink unit inset with mixer tap. Bosch electric ceramic hob and split level oven. Integrated fridge freezer, washing machine and dishwasher. 13 Amp power points. Quarry tiled floor. Door to stairs leading to first floor. Door to rear porch with separate w.c. off. Steps leading to cellar.

CELLAR : Two rooms.

ROOM 1 7' 5" x 10' 1" (2.26m x 3.07m): Feature exposed brick vaulted ceiling. Flagstone floor. Power and light.

ROOM 2 12' 11" x 11' 7" (3.93m x 3.53m): Feature exposed brick vaulted ceiling. Flagstone floor. Power and light. Gas meter.

SHOWER ROOM : Window. Partly tiled walls and floor. White suite comprising: low level W.C., wash hand basin and shower enclosure.

First floor :

LANDING :

BEDROOM 1 FRONT 13' 5" x 13' 0" (4.09m x 3.96m): Cast iron decorated window to front aspect. Double panel central heating radiator with thermostat. 13 Amp power points. Feature tiled Edwardian cast iron fireplace. Built-in wardrobe.



BEDROOM 2 REAR 10' 1" x 8' 1" (3.07m x 2.46m): Timber framed window to rear aspect. Single panel central heating radiator with thermostat. Built-in fully serviced boiler and under warranty. 13 Amp power points. Stairs to second floor.

BATHROOM : Angular ceilings with dormer window to rear aspect. Exposed beams to ceiling. Luxury white suite comprising: free standing bath, wash hand basin and low level W.C. Feature towel/radiator.

Outside :

FRONT : Courtyard gated gardens with decorative gravel and ornate shrubs. Wrought iron railings.

REAR : Gravel courtyard leading to lawned garden with stone sun terrace enclosed by dry stone walling and mature shrubs and hedges.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4AL

