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**65 Drumber Lane**  
Scholar Green, Stoke-On-Trent,  
Staffordshire ST7 3LW

**Selling Price: £650,000**

- UNIQUE & INDIVIDUALLY BUILT STUNNING DETACHED FAMILY HOME
- DECEPTIVELY SPACIOUS ACCOMMODATION
- LARGE OPEN PLAN LIVING/DINING/KITCHEN
- LARGE GYM AND RECEPTION ROOM
- FOUR BEDROOMS/TWO BATHROOMS
- PARKING FOR A NUMBER OF VEHICLES
- ALFRESCO DECKING AREAS & LAWNS
- PICTURESQUE VIEWS OVER THE CHESHIRE COUNTRYSIDE

## FOR SALE BY PRIVATE TREATY (Subject to contract)

Timothy A Brown are delighted to offer to the market a rare opportunity to obtain a unique and individually built stunning split level detached home that makes the most of the picturesque and stunning, almost breath-taking, panoramic views over open Cheshire countryside stretching as far as the Welsh mountains.

Deceptively spacious (approximately 2,100 FT<sup>2</sup>) well-planned accommodation, with a large gym/reception room which could be converted to make a self-contained annexe.

Nestled in the hillside of the popular village of Scholar Green, below Mow Cop in open countryside and farmland but only a short distance from both villages which offer a range of local amenities such as barbers, doctors' surgery, shops and pubs. Ideal for countryside walks and spectacular views.

This stunning property briefly comprises entrance porch, entrance hall, guest cloakroom, a versatile room presently used as a gym/separate reception room, the beating heart of this home is the stunning, very large living kitchen on the lower ground floor, four bedrooms, one with en-suite bathroom, family bathroom.

The gardens are well maintained with lawns and alfresco decking areas around the side and rear of the property, all with views and driveway with parking for a number of vehicles.

A viewing is essential to fully appreciate the views and quality and layout of this uniquely stunning and versatile home.

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

**ENTRANCE** : Large double glazed door to:

**ENTRANCE PORCH 8' 1" x 5' 4" (2.46m x 1.62m)**: Double glazed window to front aspect. Double storage cupboard housing Glow-worm central heating boiler. Tiled floor. Door with glass side panels to:

**CENTRAL ENTRANCE HALLWAY** : Doors to upper ground floor rooms. Stairs to lower ground floor and first floor.

**DOWNSTAIRS CLOAKROOM 5' 8" x 3' 10" (1.73m x 1.17m)**: Opaque double glazed window to side aspect. Quality white Victorian style W.C. comprising: Low level W.C. and wash hand basin. Half tiled walls. Underfloor heating.

**GYM/RECEPTION ROOM 12' 0" x 17' 2" (3.65m x 5.23m)**: Potential self contained annexe. Double glazed window to front aspect and bi folding double glazed doors to side aspect. Opaque double glazed doors to hall. Hot and cold plumbing, and radiator plumbing ready.

**RECEPTION ROOM 12' 9" x 12' 9" (3.88m x 3.88m)**: Double glazed window to front aspect. Double doors to side decked area.

**LIVING KITCHEN 37' 4" x 13' 5" (11.37m x 4.09m)**: Panoramic views over the open farmland and countryside from the double glazed windows, with seating, to side and rear aspects.. Double doors opening to outside rear leading onto the rear decking. Feature Inglenook brick fireplace with wood burning stove. A range of quality matching eye level and base units with limestone preparation surfaces and island. Stainless steel single drainer sink unit inset. Built in oven and induction hob with extractor over. Separate microwave oven. Integrated dishwasher, fridge and freezer. Tiled splashbacks. Tiled floors. Underfloor heating.

**LANDING** : Double glazed window to rear aspect with seating area and doors. Stairs to upper landing.

**BEDROOM 1 13' 1" x 15' 4" (3.98m x 4.67m) max into bay**: Double glazed bay window to rear aspect and double glazed window to side aspect. Solid oak flooring. Underfloor heating.

**BEDROOM 4 13' 6" x 13' 9" (4.11m x 4.19m) into bay**: Double glazed window to rear aspect and double glazed window to side aspect. Solid oak flooring. Underfloor heating.

**UPPER LANDING** : Doors to:

**BEDROOM 2 14' 1" x 10' 6" (4.29m x 3.20m)**: Two hardwood skylight windows to front aspect. Fitted carpets. Underfloor heating. Door to:

**EN-SUITE 9' 4" x 6' 2" (2.84m x 1.88m)**: Wood double glazed window to side aspect. Attractive white suite comprising: Low level W.C., pedestal wash hand basin and panelled corner bath. Half tiled walls. Distressed style flooring. Underfloor heating.

**BEDROOM 3 13' 0" x 12' 7" (3.96m x 3.83m)**: Double glazed window to side aspect. Fitted carpets. Underfloor heating.

**BATHROOM** : Two hardwood skylight windows to rear aspect. Low level W.C. Wash hand basin set on feature timber stand. Claw footed bath. Tiled floor. Underfloor heating.

**OUTSIDE** : Attractive garden with decked area and views that reach from the front along the side and across the rear of the property. Lawn with a range of mature plants and railway sleepers containing shrubs and trees. Also at the rear is a large decked area with built in seating. Steps to a higher level with a built in storage shed under.

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

**SERVICES** : Mains gas, electricity and water are connected (although not tested).

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: G

**DIRECTIONS**: SATNAV: ST7 3LW

