



Total Area: 304.5 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Energy performance certificate (EPC)

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 203 square metres |
| Energy rating | E |
| Current | 73 C |
| Potential | 54 E |

Score Energy rating Current Potential

92+ A 73 C

81-91 B

69-80 C

55-68 D

39-54 E 54 E

21-38 F

1-20 G



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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26 Black Firs Lane
Somerford, Congleton,
Cheshire CW12 4QQ

Selling Price: £950,000

- DISTINGUISHED RENOVATED EXTENDED DETACHED 1930'S PERIOD RESIDENCE
- SET WITHIN SUBSTANTIAL GROUNDS OF APPROX 0.7 ACRES
- LOUNGE, DINING ROOM, ORANGERY
- FOUR BEDROOMS PLUS ENSUITE SHOWER & FAMILY BATHROOM
- PRIVATE DRIVEWAY ACCESS OFFERING SUBSTANTIAL PARKING
- DETACHED DOUBLE GARAGE WITH LARGE ONE BED SELF CONTAINED FLAT
- UPMARKET LEAFY SUBURB

FOR SALE BY PRIVATE TREATY (Subject to contract)

*****VIEW OUR INTUITIVE VIRTUAL 360 TOUR TODAY!!!!*****

A DISTINGUISHED, SYMPATHETICALLY RENOVATED, AND EXTENDED FOUR BEDROOM DETACHED 1930'S PERIOD RESIDENCE. EXCEPTIONAL ESTABLISHED NON OVERLOOKED GROUNDS AND GARDENS OF 0.7 ACRES OR THEREABOUTS. PRINCIPLE RESIDENCE OFFERS OVER 2000 SQ FT PLUS DETACHED DOUBLE GARAGE WITH LARGE SELF CONTAINED FLAT. SUBSTANTIAL PLOT WITH IMMENSE MATURE GARDENS, PRIVATE DRIVEWAY ACCESS. SUBSTANTIAL PARKING. HIGH CLASS, UPMARKET LEAFY SUBURB ON THE OUTER FRINGES OF CONGLETON.

****Fabulous reception hall with oak staircase**3 reception rooms (dining room/formal lounge/orangery)**Open plan breakfast kitchen with adjoining orangery dining area with huge picture french doors opening to the tremendous gardens**Utility and cloakroom**FOUR BEDROOMS (master with ensuite shower room) **Generous luxury family bathroom** CAVERNOUS DETACHED DOUBLE GARAGE WITH 1 BEDROOM SELF CONTAINED FLAT ABOVE ** Deep frontage and extensive driveway**Generous OPEN PLAN rear lawned gardens, abutting nature reserve, with further nature reserve opposite the front of the property****

A distinctive residence, in one of the most desirable addresses to be had within Congleton. The lane itself is a wide avenue, flanked with mature leafy trees, with most properties discreetly positioned and well set back from the road behind lawned gardens. It is beautifully situated on the fringe of Congleton, bordering on open countryside and is excellently sited on the western border providing convenient access to excellent schools such as Congleton High School, Blackfirs and Quinta Primary Schools as is the West Heath shopping centre. This property's position allows virtually immediate access on to the main arterial route to the M6 motorway which lies 6 miles to the west and Manchester Airport is approximately 17 miles north and again easily accessed by road. The area has been further enhanced with the completion of the new Congleton link road, which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town). Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurants and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Somerford has outstanding transport and communications links : • Immediate access to A34 and the just completed Congleton Link Road, which provide convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. • Somerford is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. •Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations. • The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes. • Congleton's

own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

26 Black Firs Lane dates back to the 1930's boasting impressive accommodation of outstanding proportions, with FOUR bedrooms, and an impressive host of comfortable living accommodation; having been tastefully restored allowing its already inherent character to combine with modern requirements. It sits proudly amongst its generous grounds which are formed mainly with lawns, offering a safe haven, ideal for families, and creating a spacious environment to meet with family and friends.

The front offers substantial parking for numerous vehicles. The generous multi room layout is an ideal set up to allow easy working or schooling from home. On entering, the reception hall provides the original shallow rise return staircase to the first floor. There are numerous reception rooms, each allowing versatility of use, with a separate sitting room found to the front with attractive stained glass windows. The dining room could even suit a playroom with cosy open coal fire. Continuing with the ground floor accommodation is the large family breakfast kitchen (with utility, pantry, and cloakroom off), from which is the bespoke dining orangery, and being to the rear of the property takes advantage of an aspect over the extensive gardens. The wide shallow rise staircase with oak balustrade leads to the galleried landing with beautiful feature stained glass window. The principle bedroom found to the front enjoys a lovely aspect over the front gardens and is complemented with its own ensuite shower room. Bedrooms 2 and 3 are both equal sized doubles, with the 4th being a single. Finally, is the generous family bathroom with three piece white suite and separate shower. Outside, the property is well set back from the road, and through brick pillar gate posts, the driveway opens up offering a vast amount of room for parking, The CAVERNOUS DETACHED GARAGE measuring 29' 0 x 14' 0 in itself is colossal, but the fact it comes with a fully functional self contained apartment above, is the icing on the cake. The rear gardens are exceptionally large, mainly laid to lawn, maybe a "football or cricket pitch" for the kids or, for keen gardeners, this is heaven, essentially a blank canvas to landscape to your heart's content. They also feature extensive Indian stone paved terraces which are just perfect for lounging in the sun and partying alfresco. All in all, a delectable period home, oozing with character, with quite unexpected and vastly versatile accommodation, blessed with generous and private grounds in a locality of constant high demand. Call Timothy A Brown today.....to arrange your own private viewing!

The accommodation briefly comprises: (all dimensions are approximate)

MAIN ENTRANCE : Natural pine panelled front door with leaded and stained glass centre panel and matching side panels.

ENCLOSED STORM PORCH : Brick built base. Original windows. Quarry tiled floor. Doors to outside.

RECEPTION HALL 16' 1" x 8' 4" (4.90m x 2.54m) maximum : Coving to ceiling. Picture rail. Double panel central heating radiator. 13 Amp power points. Deep recessed under stairs store cupboard ideal for coats and shoes. Natural oak balustrade and stringers to deep shallow rise staircase.

DINING ROOM 15' 4" x 14' 6" (4.67m x 4.42m) to bow : Timber framed bow window with leaded and stained glass to front aspect and matching side windows. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Open coal

fireplace with period style glazed surround and hearth. Natural pine floorboards. 13 Amp power points.

LOUNGE 20' 5" x 12' 10" (6.22m x 3.91m) : Timber framed window with leaded and stained glass to front aspect. Two matching windows to side aspect. Ornate coving to ceiling. Picture rail. 13 Amp power points. Open coal fireplace with period style glazed surround and hearth. Steel framed and glazed french doors to dining area.

OPEN PLAN BREAKFAST KITCHEN WITH DINING ORANGERY 35' 7" x 13' 5" (10.84m x 4.09m) :

KITCHEN AREA 19' 10" x 13' 0" (6.04m x 3.96m) : Low voltage downlighters inset. Two timber framed windows with inset leaded and stained glass to side aspect. Extensive range of natural wood custom painted shaker style eye level and base units with natural granite preparation surface over with preformed drainer having stainless steel one and a half bowl sink unit inset with chrome mixer tap. Integrated dishwasher. Glazed white metro tiles to splashbacks. Glazed black tile feature to alcove housing a dual fuel range cooker with wide extractor canopy over. 13 Amp power points. Slate effect floor tiles with electric under floor heating. Rear porch and utility area. Wide walk through with velux roof light to dining/living area.

DINING ORANGERY 15' 3" x 12' 7" (4.64m x 3.83m) : Oak framed double glazed ceiling lantern. Low voltage downlighters inset. 13 Amp power points. Natural slate effect floor tiles with electric under floor heating. Two sets of natural oak framed floor to ceiling french doors and matching side panels opening onto the extensive paved Indian stone terrace.

UTILITY AREA 7' 9" x 5' 7" (2.36m x 1.70m) : Low voltage downlighters inset. Timber framed window with inset leaded and stain glass to rear aspect. Natural granite surfaces with ceramic Belfast sink inset and cupboards beneath housing space and plumbing for washing machine and tumble dryer. Space for fridge/freezer.

REAR PORCH : Slate tiled floor with electric under floor heating. Boiler cupboard housing pressurised hot water cylinder and Worcester gas central heating boiler.

CLOAKROOM : Single framed window to rear aspect. Low level W.C. Slate effect tiled floor.

PANTRY 7' 8" x 5' 0" (2.34m x 1.52m) : Shelving. Slate effect tiled floor.

GALLERIED LANDING 11' 4" x 10' 0" (3.45m x 3.05m) : Timber framed window with inset leaded and stained glass window. 13 Amp power points. Natural oak hand rail and stringers.

BEDROOM 1 FRONT 16' 0" x 12' 10" (4.87m x 3.91m) to bow window : Timber framed window with inset leaded and stained glass to front aspect and matching side window. Two double panel central heating radiator. 13 Amp power points.

EN SUITE 12' 3" x 3' 9" (3.73m x 1.14m) : Timber framed sealed unit double glazed window with inset leaded and stained glass to rear aspect. Elaborate white suite comprising: low level W.C., pedestal wash hand basin, large shower cubicle with mains fed shower and glass sliding door. Chrome towel radiator. Fully tiled walls. Granite effect floor tiles.

BEDROOM 2 FRONT 16' 10" x 12' 10" (5.13m x 3.91m) : Timber framed window with inset leaded and stained glass to front aspect and matching side window. Double panel central heating radiator. 13 Amp power points. Television aerial point.

INNER LANDING : Timber framed window with inset leaded and stained glass to side aspect. Range of built-in store cupboards with oak doors. 13 Amp power points. Single panel central heating radiator. Door to bathroom. Door to Bedroom 3.

BEDROOM 3 REAR 13' 5" x 10' 9" (4.09m x 3.27m) : Dual aspect timber framed window to rear aspect with inset leaded and stained glass. Double panel central heating radiator. 13 Amp power points. Oak parquet flooring.

BATHROOM 11' 3" x 7' 4" (3.43m x 2.23m) : Timber framed sealed unit double glazed window to side aspect. Low voltage downlighters inset. Elaborate white suite comprising: low level W.C., pedestal wash hand basin, bidet and corner shower cubicle housing a thermostatically controlled mains fed shower. Glazed white tiles to half height. Chrome electrically heated towel radiator. Single panel central heating radiator. Shaver point. Granite floor tiles.

BEDROOM 4 FRONT 9' 10" x 6' 8" (2.99m x 2.03m) : Timber framed window to front aspect with inset leaded and stained glass. Single panel central heating radiator. 13 Amp power points.

OUTSIDE :

FRONT : Brick built pillar gate posts with wide entrance to a driveway area providing parking for numerous vehicles. Deep lawn frontage and established boundary hedgerow.

REAR : Extending from the rear of the property is an extensive Indian stone paved terrace perfect for alfresco entertaining which sweeps and continues through to the outside of the garage and behind, together with a timber decked terrace overlooking the large pond water feature. The gardens are mainly laid to lawn bursting with mature borders and established boundary hedgerow.

DETACHED TWO STOREY BRICK BUILT GARAGE 29' 5" x 17' 9" (8.96m x 5.41m) internal measurements : Electrically operated up and over door. Power and light. Inspection pit. Door with stairs to first floor apartment.

SELF CONTAINED FLAT ABOVE GARAGE :

OPEN PLAN LIVING DINING KITCHEN 19' 5" x 13' 10" (5.91m x 4.21m) : Inset spotlight fitting. Timber framed window to rear aspect. Shaker style eye level and base units with granite effect preparation surface with composite sink unit inset with chrome mixer tap. 4-ring halogen hob with electric oven/grill below with extractor hood over. Single panel central heating radiator. 13 Amp power points. French doors to Juliette balcony.

SHOWER ROOM 8' 5" x 3' 6" (2.56m x 1.07m) : Timber framed sealed unit double glazed window to side aspect. White suite comprising: low level W.C., pedestal wash hand basin and corner shower cubicle housing a mains fed shower with glass door. Chrome centrally heated towel radiator.

BEDROOM 17' 8" x 9' 2" (5.38m x 2.79m) : Timber framed sealed unit double glazed window to front and side aspects. Double panel central heating radiator. 13 Amp power points. Access to loft space.

BOILER ROOM : Integral to the ground floor of garage. Ideal Espirit combi gas boiler serving the self contained flat.

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.**

TAX BAND: G **LOCAL AUTHORITY:** Cheshire East Council

DIRECTIONS: SATNAV: CW12 4QQ

