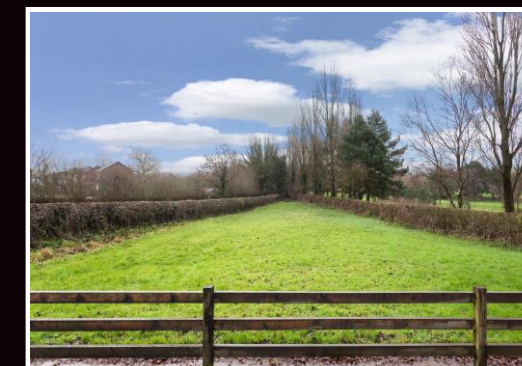


**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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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**Lamberts Lane Farm**  
Lamberts Lane, Congleton, Cheshire CW12 4EP

**Selling Price: £650,000**

- PERIOD FARMHOUSE WITH HUGE SCOPE & POTENTIAL TO RENOVATE/DEVELOP
- OVERLOOKING ASTBURY GOLF CLUB FAIRWAYS
- 3/4 BEDROOMS TO THE MAIN HOUSE
- PLUS ATTACHED TWO BED ANNEXE
- GARDENS & GROUNDS EXTEND TO APPROX 0.45 ACRES
- ADJACENT Paddock APPROX 0.25 ACRES OR THEREABOUTS
- SEMI RURAL LOCALITY
- NO CHAIN

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

A RARE CHANCE TO OWN A LITTLE PIECE OF CONGLETON FOLKLORE!! OVERLOOKS THE FAIRWAYS OF THE ESTEEMED ASTBURY GOLF CLUB. A DELIGHTFUL PERIOD FARMHOUSE WITH A MIXTURE OF VERSATILE ACCOMODATION. MAIN HOUSE WITH 3/4 BEDROOMS PLUS ATTACHED TWO BEDROOM ANNEXE. GARDENS AND GROUNDS EXTENDING TO APPROX 0.45 ACRES WITH AN ADJACENT PADDOCK OF APPROX 0.25 ACRES OR THEREABOUTS. LARGE DETACHED GARAGE. NON-ESTATE POSITION. ASTBURY GOLF CLUB DIRECTLY BEHIND. LOVINGLY MAINTAINED YET READY FOR CONSIDERATE RENOVATION. HUGE SCOPE AND POTENTIAL. EXTENSIVE DRIVEWAY AND ENCLOSED COURTYARD TO REAR. SEMI RURAL LOCALITY OF LAMBERTS LANE.

You know when a property is sure to create a stir - well here we have it! A fantastic and rare chance arises for the potential and fortunate new owner to transform this understated home into something quite special. The locally sourced materials which features in the construction of this home, is naturally attractive and pleasing to the eye, with the property sitting in a well balanced position behind an extensive driveway and front lawned gardens.

It sits on a bridle path known affectionally as Lamberts Lane. **\*\*JUST A LITTLE FURTHER ALONG THE BRIDLE PATH IS A PUBLIC FOOTPATH WHICH ALLOWS AN EASY WALK DIRECTLY INTO THE TOWN CENTRE.\*\*** The bridle path also connects you to the Mossley area, offering a hub of local shops, school and the towns railway station, and down to Fol Hollow in Astbury, with all manner of attractions; the village of Astbury, Glebe Farm, the lovely Egerton Arms and connections onto the main A34 arterial route.

On entering, immediate attention is drawn to the lovely hand-crafted joinery which features throughout the property. The reception hall is spacious, with doorways off to two rooms, one used as a cosy snug and the other would suit as an occasional fifth bedroom or perhaps a study/playroom. The generous lounge/dining room which spans the majority width of the house, having attractive windows and open fire. The breakfast kitchen found to the rear of the property again is a

decent size offered with a surprising array of storage, with the open plan staircase to the first floor and doorway into the interconnecting sunroom. The first-floor galleried landing offer doors to TWO DOUBLE BEDROOMS, and the family bathroom.

Returning to the ground floor, the interconnecting sunroom, leading from the main house into the attached annexe (added within the last 20 years) and comprises TWO FURTHER BEDROOMS, utility (could easily become a galley kitchen) and bathroom.

Outside and to the rear is a large, enclosed concrete laid courtyard with access to the DETACHED GARAGE. The grounds and gardens are a main feature, with lawns found to the front, and extensive gardens to the side and rear, with pond water feature all of which abuts the fairways of Astbury Golf Club.

The property has mains water and electricity, is heated via an oil-fired central heating system and the drainage is via septic tank.

### The accommodation briefly comprises:

(all dimensions are approximate)

**MAIN FRONT ENTRANCE** : A canopy runs to the full width of the property with PVCu double glazed door to:

**RECEPTION HALL** 20' 4" x 7' 3" (6.19m x 2.21m) : Exposed beams to ceiling. PVCu double glazed window to rear aspect. Single panel and double panel central heating radiators. 13 Amp power points.

**SNUG/BEDROOM** 14' 0" x 9' 9" (4.26m x 2.97m) : (This could also be used as another bedroom). PVCu double glazed window to dual aspects. Exposed beams to ceiling. Single panel central heating radiator. 13 Amp power points. Feature fireplace. TV point.

**BEDROOM 5/STUDY** 14' 0" x 9' 8" (4.26m x 2.94m) : PVCu double glazed window to dual aspects. Exposed beams to ceiling. Single panel central heating radiator. 13 Amp power points.

**BREAKFAST KITCHEN** 24' 1" x 7' 7" (7.34m x 2.31m) : Two PVCu double glazed windows to rear aspect. Traditional oak panel fronted eye level and base units with marble effect preparation surface over, with composite 1.5 sink unit inset. Slot in electric cooker with integrated canopy extractor hood over. Space for fridge freezer. Space and plumbing for dishwasher. Single panel central heating radiator. 13 Amp power points. Open plan staircase to first floor.

**LOUNGE** 22' 0" x 12' 0" (6.70m x 3.65m) : Two PVCu double glazed bow windows to front aspect. Exposed beams to ceiling. Two single panel central heating radiators. Open coal fireplace with slate hearth and stone back with canopy over. 13 Amp power points. TV point.

**INTERCONNECTING GARDEN ROOM** 14' 6" x 8' 10" (4.42m x 2.69m) : PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear terrace. PVCu double glazed door to courtyard.

### Attached Annexe :

**INNER HALL** 22' 0 in length : Two PVCu double glazed windows. Three wall light points. Single panel central heating radiator. PVCu double glazed door opening into the rear gardens.

**BEDROOM 3** 12' 8" x 9' 4" (3.86m x 2.84m) : Dual aspect PVCu double glazed windows. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 4** 10' 5" x 8' 8" (3.17m x 2.64m) : PVCu double glazed window to rear aspect over Astbury Golf Course. Single panel central heating radiator. 13 Amp power points.

**KITCHENETTE/UTILITY** 8' 9" x 5' 0" (2.66m x 1.52m) : Modern maple effect eye level and base units with marble effect preparation surfaces over, with stainless steel single drainer sink inset. Space and plumbing for washing machine. Space for tumble dryer. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 7' 8" x 6' 0" (2.34m x 1.83m) : PVCu double glazed window to rear aspect. Modern white suite comprising: Low level W.C., pedestal wash hand basin and contoured panelled bath with Triton electric shower over and glass screen. Single panel central heating radiator. Fully tiled walls.

### First Floor To Main House :

**GALLERIED LANDING** 10' 10" x 7' 7" (3.30m x 2.31m) : PVCu double glazed window with views over Astbury Golf Course. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 1 FRONT** 12' 10" x 12' 0" (3.91m x 3.65m) to alcove : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Range of fitted wardrobes.

**BEDROOM 2 FRONT** 12' 0" x 10' 7" (3.65m x 3.22m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 12' 10" x 7' 6" (3.91m x 2.28m) : PVCu double glazed window to rear aspect. Coloured suite comprising: Low level W.C., pedestal wash hand basin, panelled bath and separate shower cubicle housing Triton electric shower. Single panel central heating radiator. Large airing cupboard with lagged hot water cylinder.

### Outside :

**FRONT** : Wide farmhouse style gate opens to a large concrete laid driveway providing parking for numerous vehicles, horsebox trailer, motorhome etc and which terminates at the detached double garage. Lawned gardens extend to the front and right hand side of the property. Adjacent to the rear of the property is an enclosed courtyard.

**REAR** : Concrete laid terrace. Extensive garden mainly laid to lawn with pond water feature. Oil tank. Septic tank.

**PADDOCK** : Separate gated access. Triangular in shape measuring approx. 0.25 acres or thereabouts.

**DETACHED GARAGE** 17' 0" x 15' 5" (5.18m x 4.70m) internal measurements : Up and over door. PVCu double glazed windows. Power and light. Personal door to outside rear.

**SEPARATE BOILER HOUSE** 8' 2" x 5' 7" (2.49m x 1.70m) : Floor mounted Eurocal oil fired boiler.

**SERVICES** : Mains water and electricity. Oil fired central heating. Septic tank drainage.

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

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

**TAX BAND**: F

**LOCAL AUTHORITY**: Cheshire East Council

**DIRECTIONS**: SATNAV CW12 4EP

