

### 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).

**WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.**

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)



Energy Performance Certificate			
Puddlestone Court, New Road, Moreton, CONGLETON, CW12 4RX			
Dwelling type:	Mixed tenancy	Reference number:	1023/2020-6100-0120-0881
Date of assessment:	22 October 2018	Type of assessment:	Robust evening dwelling
Date of certificate:	22 October 2018	Total floor area:	215 m <sup>2</sup>
Use this document for:			
* Compare current ratings of properties to see which properties are more energy efficient			
* Find out how you can save energy and money by making improvement measures			
Estimated energy costs of dwelling for 3 years:	£ 4,596		
Over 3 years you could save:	£ 663		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 616 over 3 years	£ 237 over 3 years	£ 379 over 3 years
Heating	£ 3,942 over 3 years	£ 2,414 over 3 years	£ 1,528 over 3 years
Hot Water	£ 392 over 3 years	£ 403 over 3 years	£ 109 over 3 years
Totals	£ 4,850	£ 4,144	£ 706
These figures show how much the average household would spend on this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
	Current	Potential	
Energy efficiency class (current)	D	C	
Energy efficiency class (potential)			B
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations in table 2. The average energy efficiency rating for a dwelling in England and Wales is band D rating (50). The EPC rating shown here is based on standard assumptions about occupancy and energy use and does not reflect how energy is consumed by individual occupants.			
Top actions you can take to save money and make your home more efficient:			
Recommended measure	Indicative cost	Typical savings over 3 years	
1. Low energy lighting for all fixed outlets	£55	£ 50	
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 423	
3. Solar water heating	£4,000 - £8,000	£ 91	
See page 8 for a full list of recommendations for this property.			
* Do not rely on the recommended measures and other actions you could take today to save money, cut your carbon footprint or improve your EPC rating. The Green Deal may allow you to make your home warmer and cheaper to run.			

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

**Puddlestone Court**  
New Road, Moreton, Congleton, Cheshire CW12 4RX

**Monthly Rental Of £2,000**  
(exclusive) + fees

- SPACIOUS CONVERTED BARN
- SIX BEDROOMS
- COBBLED COURTYARD AND SWEEPING DRIVEWAY
- DETACHED DOUBLE GARAGE
- STUNNING RURAL SETTING

## TO LET (Unfurnished)

### \*\*\*WATCH OUR ONLINE VIDEO TOUR\*\*\*

Puddlestone Court offers the discerning tenant a wonderful opportunity to rent a superbly converted barn situated in a stunning rural setting, yet conveniently placed for easy access to Congleton Town Centre and the M6 corridor.

The conversion offers contemporary living accommodation yet retaining restored features such as the Cheshire Brick Inglenook fireplace and exposed beams to angular ceilings, with the property complemented with oil fired central heating and sealed unit double glazed windows throughout.

This property epitomizes country living with the spacious accommodation briefly comprising: entrance hallway with solid oak flooring, formal sitting room with exposed beams and Inglenook fireplace, with french doors opening onto the cobbled forecourt enjoying extensive open views beyond. The separate dining room is accessed from the sitting room, and the kitchen is fitted with a range of bespoke handmade units with granite work surfaces, which leads to the adjacent family room with a separate utility also. The main inner hallway offers doors to five bedrooms (master with en suite and two with a Jack and Jill shower room), and the luxurious family bathroom offers a three piece suite and separate shower cubicle. A staircase from the inner hallway leads to the sixth bedroom.

Externally and to the front is a cobbled courtyard, detached double garage with two electrically operated up and over doors with a large store area to the first floor.

The gardens are formed with lawns, large ornamental pond with a sweeping driveway leading to Puddlestone Court.

### The accommodation briefly comprises

(all dimensions are approximate)

**OPEN PORCHWAY** : Wooden entrance door to:

**ENTRANCE HALLWAY** : Exposed beams to vaulted ceiling. Wall light points. Double panel central heating radiator. 13 Amp power points. Solid oak flooring.

**SITTING ROOM** 6.35m (20ft 10in) x 4.19m (13ft 9in) : Timber framed sealed unit double glazed windows to front and side aspects giving open views. Exposed beams to vaulted ceiling. Feature exposed brick fireplace with open dog grate and slate hearth and mantle. Two double panel central heating radiators. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Satellite point. Solid oak flooring beneath carpet. Part-glazed doors to cobbled courtyard to front. Double oak doors leading to:

**DINING ROOM** 4.44m (14ft 7in) x 2.95m (9ft 8in) : Timber framed sealed unit double glazed window to side aspect with open views. Exposed beams to vaulted ceiling. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Solid oak flooring beneath carpet.

**BREAKFAST ROOM** 5.51m (18ft 1in) x 2.95m (9ft 8in) : Timber framed sealed unit double glazed window to side aspect with open views. Exposed beams to vaulted ceiling. Oak display dresser style cabinet. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Double panel central heating radiator. Opening through to:

**KITCHEN** 3.61m (11ft 10in) x 2.92m (9ft 7in) : Velux skylight. Range of bespoke hand made solid wood units by Olde English Interiors of Leek with polished granite preparation surfaces over and upstands with one and a half bowl stainless steel sink unit with mono tap over. Integrated dishwasher. Rangemaster stove with extractor fan above. Halogen downlighters. Tiling to floor. Door through to:

**UTILITY ROOM** 2.01m (6ft 7in) x 1.83m (6ft 0in) : Range of bespoke base and wall mounted units with polished granite preparation surfaces with upstands and inset Belfast sink. Space for washing machine. Space for tumble dryer. Halogen downlighters. Tiled floor. Part-glazed hardwood door giving direct access to the rear courtyard.

**INNER HALL** : Exposed beams to vaulted ceiling. Velux roof light. 13 Amp power points. Two single panel central heating radiators.

**MASTER BEDROOM** 4.7m (15ft 5in) x 4.22m (13ft 10in) : Automatic Velux window to rear aspect. Timber framed sealed unit double glazed window to front aspect. Exposed beams to vaulted ceiling. BT telephone point (subject to BT approval). Television aerial point. 13 Amp power points. Double panel central heating radiator.

**EN SUITE SHOWER ROOM** : Modern white suite comprising: low level w.c., pedestal wash hand basin and glazed shower cubicle with wall mounted thermostatic shower and tiled surround. Chrome style heated towel rail. Extractor fan. Tiled floor. Door to:

**GUEST BEDROOM REAR** 5.08m (16ft 8in) max x 3.86m (12ft 8in) narrowing to 2.95m (9ft 8in): Half-glazed doors giving direct access to cobbled courtyard to rear. BT telephone point (subject to BT approval). Television aerial point. Central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT** 5.61m (18ft 5in) x 2.54m (8ft 4in) : Double glazed doors to courtyard at front. BT telephone point (subject to BT approval). Television aerial point. Double panel central heating radiator. 13 Amp power points. Door to:

**JACK AND JILL EN SUITE SHOWER** : Modern white suite comprising: low level w.c., wash hand basin set in vanity unit and glazed shower cubicle with wall mounted thermostatic shower and tiled surround. Chrome style heated towel rail. Extractor fan. Halogen downlighters. Tiled to splashbacks. Tiled floor. Door to:

**BEDROOM 4 FRONT** 5.16m (16ft 11in) x 3.2m (10ft 6in) : Timber framed sealed unit double glazed window to front aspect over cobbled courtyard. BT telephone point (subject to BT approval). Television aerial point. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 5/STUDY** 3.1m (10ft 2in) x 2.18m (7ft 2in) : Timber framed sealed unit double glazed window to side aspect over rear courtyard. BT telephone point (subject to BT approval). Television aerial point. Single panel central heating radiator. 13 Amp power points. Access to roof space.

**LUXURY FAMILY BATHROOM** : Velux window into vaulted ceiling. Modern white suite comprising: low level w.c., wash hand basin

set in vanity unit with cupboard below, panelled bath with mixer tap and shower attachment, and corner shower cubicle with wall mounted thermostatic shower. Chrome style heated towel rail. Extractor fan. Halogen downlighters. Limestone effect wall and floor tiles.

**First floor :**

**STAIRCASE FROM INNER HALLWAY** : Fitted handrail. Half-landing cupboard providing storage and having slatted shelving.

**BEDROOM 6 FRONT** 5.61m (18ft 5in) x 2.54m (8ft 4in) : Timber framed sealed unit double glazed window to front aspect. Skylight window to rear aspect. Exposed beams. BT telephone point (subject to BT approval). Television aerial point. Double panel central heating radiator. 13 Amp power points. Beech style wooden flooring.

**OUTSIDE** : Driveway access to the property, the early part of which is shared with The Old Dairy. The front of the property has mature lawned area and well established ornamental pond.

**DETACHED DOUBLE GARAGE** 22' 11" x 20' 4" (6.98m x 6.19m) **Internal Measurements:** Two single electric up and over doors. Floor-standing oil fired central heating boiler. Staircase giving access to the first floor with window, which can be used as a store or playroom (6.96m x 6.19m).

**SERVICES** : Mains electricity, water and drainage are connected. Central heating is via an oil fired central heating boiler.

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** H

**DIRECTIONS:** From our offices proceed along West Street continuing over the roundabout onto West Road. At the next roundabout take the first exit onto Newcastle Road (A34) and continue for approximately two miles and turn left by Pecks Restaurant onto New Road. Continue for approximately two miles and Puddlestone Court will be found on the left hand side.

