



Energy performance certificate (EPC)

The Mount Weathercock Lane CONGLETON CW12 3PP	Energy rating C	Valid until: 23 June 2022 Certificate number: 9750-8143-8422-7108-3622
Property type	End-terrace house	
Total floor area	232 square metres	

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/626283/energy-efficiency-standards-for-landlords-guidance.pdf.

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be C.
[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	71.5	71.5
55-68	D		
35-54	E		
2-34	F		
1-10	G		

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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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The Mount

Weathercock Lane, Timbersbrook,
Congleton, Cheshire CW12 3PP

Offers in Excess of £550,000

- UNIQUE 19TH CENTURY STONE BUILT COTTAGE OF 232 SQ M
- 5 BEDROOMS, 2 BATHROOMS
- LOUNGE, DINING ROOM & BREAKFAST KITCHEN
- ATTACHED TRIPLE GARAGE
- FORMAL GARDENS WITH TOTAL PLOT OF APPROX 0.47 ACRES
- EXTENSIVE DRIVEWAY AREAS
- RURAL HAMLET OF TIMBERSBROOK, CLOSE TO BOSLEY CLOUD
- FIRST FLOOR PANORAMIC VIEWS OVER THE CHESHIRE PLAIN
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN

'Grand Designs, Location Location Location, A Place In The Country!'

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This striking and quite unique 19th Century stone built cottage, extending to a sizeable 232 sq m (2497 sqft), with a total plot of 0.47 acres (or thereabouts) to include formal gardens and extensive driveway areas, would certainly be the feature property on any of these well known TV shows and this is your chance to take the rare opportunity of owning such a special home! Looking for spectacular panoramic views both far and wide which extend over the Cheshire Plain and beyond to the Welsh Mountains? Then look no further...the views from The Mount will leave you in awe!

Nestled within the highly desirable rural hamlet of Timbersbrook, and sat close to the iconic Bosley Cloud; a prominent hill situated within Cheshire's Peak District on the border between Cheshire and Staffordshire. It is 343 metres (1,125 ft) in height making it one of the highest hills in the area and one of the best places to see spectacular views of Cheshire. Feel on top of the world after a little hard work walking up hill onto the summit of Bosley Cloud. You can see this outcrop from miles around and from the top you can see across the whole of the Cheshire Plain and along the gritstone ridge of Cheshire's Peak District. The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as is the well known walking route of the 'Gritstone Trail' nearby and the Biddulph Valley Way bridle path.

The Mount is a stunningly gorgeous home with heaps of unbridled potential, which from its first floor takes full advantage of the "jaw dropping" vista across meadowland, with panoramic views over The Cheshire Plain, and on a clear day, as far as the Welsh Mountains. Amazing!

The Mount is embellished with a plethora of original features, such as its high ceilings, deep skirtings, leaded and stained glass windows, generous room proportions and not forgetting to mention its ample grounds, extensive lawns and plentiful parking. The property is connected to all main services and is gas centrally heated. There are solar panels generating up to 3.75kW

and an electric vehicle charging point on the outside wall of the garage.

The ground floor reception hall provides doorways to the dining room which enjoys views over adjoining farmer's fields, with the spacious lounge incorporating a walk in bay with varying aspects over its grounds, and adjoining countryside. The kitchen features a gas fired Rayburn and is fitted with tasteful natural oak units. The rear porch offers stairs to the first floor, utility and cloakroom.

The first floor offers the master bedroom with en-suite, the views from here are just sublime. In addition there are three further bedrooms and large bathroom. A staircase from the landing leads up to the spacious attic style fifth bedroom. This accommodation could suit a range of buyers whether you're looking to house the busy family or after a quiet country retreat. We could talk for hours about this one but an internal viewing of this stunning, unique and practical home is simply paramount to fully witness everything on offer and we implore you to call us for further information and indeed to book your viewing!

Outside, aside from the beauty of its locality, there is are substantial driveway areas for numerous vehicles, and plenty of space for the likes of a motorhome, horse boxes etc and large attached double garage.

Land, gardens and grounds

Lovely family secure gardens with sloping lawns and stone patio areas. Plus there is a stable with tack room.

Practically the towns of Macclesfield and Congleton are within 9 miles and 2 miles respectively, with Manchester Airport some 15 miles away offering flights to worldwide destinations. The main town of Macclesfield, is offered with its mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants. Equally the charming market town of Congleton is blessed with a thriving range of facilities, boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

Locally, the conveniences at High Town are just a short journey away and provide a wide range of amenities including great pubs, a chip shop, chemist, post office, hairdressers, newsagents etc. High Town is also home to the bustling train station giving access to both north and south. London Euston can be reached within two hours. Manchester Airport can be reached within 35 minutes. Schools in both public and state sector are readily accessible and a wide range of leisure facilities such as golf clubs, shooting clubs and equestrian facilities are nearby.

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed French doors to feature stone entrance to:

PORCH : Glazed wall tiles and Minton tiled floor. Original oak panelled entrance door with leaded and stained glass upper light.

RECEPTION HALL 13' 0" x 6' 4" (3.96m x 1.93m) : PVCu double glazed window to front aspect. Original coving to ceiling. Exposed purlins. Deep skirting. 13 Amp power points. Double panel central heating radiator. Minton tiled floor.

LOUNGE 21' 2" x 18' 8" (6.45m x 5.69m) to walk-in bay & Inglenook : PVCu double glazed window with inset lead effect to front aspect. PVCu double glazed window to walk-in bay. Recessed Inglenook with cast iron solid fuel stove with PVCu double glazed window to each alcove. Four double panel central heating radiators. 13 Amp power points. Television aerial point. Exposed purlins to ceilings.

DINING ROOM 18' 0" x 11' 8" (5.48m x 3.55m) : PVCu double glazed window with leaded and stained glass upper lights to front aspect. Ornate coving to ceiling. Deep skirting. Double panel central heating radiator. Feature cast iron fireplace with tiled insert. Deep recessed under stairs store cupboard.

BREAKFAST KITCHEN 14' 8" x 13' 0" (4.47m x 3.96m) : PVCu double glazed window to rear aspect. Extensive range of natural oak fronted eye level and base units having granite preparation surfaces over with preformed drainer and stainless steel one and a half bowl sink unit inset and mixer tap. Gas fired Rayburn providing cooking facilities and central heating/hot water. Integrated dishwasher. Space for fridge/freezer. Central island with granite preparation surface incorporating breakfast bar with seating for two, below which are storage shelves and cupboards. 13 Amp power points. Minton tiled floor.

REAR HALL 10' 3" x 10' 2" (3.12m x 3.10m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Ceramic tiled floor. Coat storage. Panelled door to outside rear. Stairs to first floor.

UTILITY 10' 4" x 7' 0" (3.15m x 2.13m) : Coving to ceiling. Space and plumbing for washing machine and tumble dryer. Space for freezer. Store cupboards. 13 Amp power points. Quarry tiled floor. Door to integral garage.

CLOAKROOM : PVCu double glazed window to rear aspect. Low level W.C. Wash hand basin. Quarry tiled floor.

First floor :

L SHAPED GALLERIED LANDING : Doors to all principal rooms. Stairs to second floor. Single panel central heating radiator. 13 Amp power points.

DRESSING AREA TO BEDROOM 1 8' 2" x 6' 4" (2.49m x 1.93m) : PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 1 FRONT 17' 3" x 14' 1" (5.25m x 4.29m) : Triple aspect PVCu double glazed windows to front aspect over fields and gardens and rear courtyard. Three double panel central heating radiators. 13 Amp power points. Range of built-in bedroom furniture comprising: two double wardrobes, an additional bank of wardrobes, shelves and tallboy.

EN SUITE 7' 1" x 6' 4" (2.16m x 1.93m) : PVCu double glazed window to front aspect. Low level W.C. Pedestal wash hand basin. Bidet. Shower cubicle housing a mains fed shower. Fully tiled walls. Single panel central heating radiator.

BEDROOM 2 FRONT 18' 0" x 11' 8" (5.48m x 3.55m) : PVCu double glazed windows to front aspect with far reaching views. Double panel central heating radiator. 13 Amp power points. Cast iron feature fireplace. Built-in triple wardrobe.

BEDROOM 3 REAR 10' 0" x 9' 7" (3.05m x 2.92m) : PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Built-in cupboard to one wall, one of which houses the lagged hot water cylinder.

BEDROOM 4 REAR 10' 5" x 7' 7" (3.17m x 2.31m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Full length store cupboard.

BATHROOM 16' 6" x 11' 4" (5.03m x 3.45m) : Dual aspect PVCu double glazed windows. Low level W.C. Bidet. Wash hand basin set in tiled vanity unit with cupboard beneath. Sunken corner bath with mains fed shower over. Feature cast iron fireplace. Single and double panel central heating radiators. Exposed stone feature wall.

SECOND FLOOR :

BEDROOM 5 14' 3" x 13' 0" (4.34m x 3.96m) : Angular ceilings. Restricted headroom. Two velux roof lights. Double panel central heating radiator. 13 Amp power points. Under eaves storage. Cupboard housing solar panel converter.

Outside :

FRONT : Through a wrought iron arch depicting 'The Mount' set on stone gate posts are steps to the main entrance with well stocked borders, to each side and pebble laid path leads to the rear garden.

ATTACHED TRIPLE GARAGE 26' 5" x 19' 7" (8.05m x 5.96m) **Internal Measurements** : Two electronically operated roller shutter doors. Inspection pit. Belfast sink with hot and cold water. External electric vehicle charging point on the garage wall.

REAR : Projecting from the rear of the property is a crazy paved terrace with feature arch, all of which provides a delightful terrace ideal for alfresco entertaining. Beyond is a pond water feature and in turn there are mature lawned gardens bound with established hedgerow and trees. From Weathercock Lane, the driveway is long and winding and then opens up for the parking of numerous vehicles and terminates at the house and garaging. Behind the driveway is a vegetable garden.

TIMBER STABLES :

Tack Room 11' 8" x 5' 9" (3.55m x 1.75m) :

Stable 11' 5" x 11' 4" (3.48m x 3.45m) :

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: F LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 3PP

