



Total Area: 211.2 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

passionate about property

Energy performance certificate (EPC)

Ciss Green Cottage Watery Lane Astbury CONGLETON CW12 4RS	Energy rating E	Valid until: 17 June 2032 Certificate number: 4700-0534-0422-6191-3623
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Property type
Detached house

Total floor area
178 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/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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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Ciss Green Cottage

Watery Lane, Astbury, Congleton, Cheshire CW12 4RS

£900,000

- GORGEOUS, FULLY RENOVATED DETACHED COTTAGE
- GROUNDS & GARDENS EXTENDING TO APPROX 0.5 ACRES
- BEAUTIFUL RURAL ASTBURY
- FOUR BEDROOMS, 2 BATHROOMS
- TWO IMPRESSIVE RECEPTION ROOMS
- LARGE BREAKFAST KITCHEN
- ATTACHED DOUBLE GARAGE
- PLANS PASSED TO EXTEND ACCOMMODATION FURTHER

FOR SALE BY PRIVATE TREATY (Subject to contract)

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Ciss Green Cottage is a delightful, charming and fully renovated 4 bedroom detached cottage with beautiful rendered elevations, with grounds and gardens extending to approx. 0.5 acre or thereabouts, nestled in the heart of Cheshire's picturesque countryside. On the edge of the scenic Cheshire Peak and conveniently served by fast motorway, high-speed rail and international air links, Astbury is an ideal location for your family, home and business.

The Astbury community is served by the highly commended Astbury St Mary's Church of England Primary School, Astbury Golf Club (18 holes, plus pro-shop and fine clubhouse), the Glebe Farm rural shops and café, and the acclaimed Egerton Arms Country Inn, with its real ales and fine food. The village is at the centre of an extensive network of safe rural walks and tracks, including the Macclesfield Canal and Mow Cop.

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 & Blues Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant 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.

Astbury has outstanding transport and communications links :

- Immediate access to A34 and the new Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.

- Astbury 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.

Ciss Green Cottage is substantially built and well-maintained. With most attractive elevations, it retains much of its original charm and character, offering well-presented extended accommodation throughout.

Its outside spaces must be highlighted: the large rear gardens and patio are a safe haven, ideal for families with young children ideal for any age group or gardener, as the grounds provide a spacious environment to socialise with friends and family. The gated driveway offers exterior parking for multiple cars, and there is a large double garage.

This home offers further potential, with the vendor able to provide architect plans for alterations, changes or improvements, enabling owners to increase the value and grow their investment. The multi roomed layout provides a total of 2,273sq ft (211.2sq m) which exceeds the size of those modern day contemporaries, and offers far more outside space and privacy too.

On entering, the main entrance delivers you to the reception hall favoured with underfloor heating and central staircase. The hall, offers a doorway to the left providing access to the sitting room with a Chesney's multi fuel stove, natural oak floor and lovely garden aspects, beyond is the formal lounge/dining room, again with solid fuel stove and French doors opening into the rear gardens. The kitchen is the main hub of the house, blessed with an array natural wood custom painted units, having oak preparation surfaces, and bi fold doors opening into the rear gardens. Off the kitchen is the rear hallway, separate cloakroom, utility room and access into the double garage.

The central staircase to the first floor leads to the main landing with access to each of the four bedrooms (the master with built in bedroom furniture and bespoke En Suite bathroom)

Completing this floor is the family bathroom with three piece suite and shower over the bath.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Recessed open storm porch area. Solid oak panelled entrance door with double glazed upper panels.

RECEPTION HALL : Timber framed sealed unit double glazed windows to dual aspects. 13 Amp power points. Ceramic tiled floor with under floor heating. BT telephone point (subject to BT approval).

INNER HALL : Central staircase to first floor with oak panelling and hand rail.

SITTING ROOM 18' 1" x 14' 10" (5.51m x 4.52m) : Dual aspect hardwood timber framed sealed unit double glazed windows. Feature oak beam. Single panel central heating radiator. 13 Amp power points. Recessed fireplace housing a Chesney's multi fuel stove with stone hearth and matching stone mantel over. Television aerial point. Natural oak floor. Timber framed sealed unit double glazed French doors to rear garden. Large recessed understairs store cupboard with window to rear aspect and natural oak floor.

FORMAL LOUNGE/DINING ROOM 25' 2" x 14' 10" (7.66m x 4.52m) : Hardwood timber framed sealed unit double glazed windows to front aspect. Feature oak beam. Two single panel central heating radiators. 13 Amp power points. Recessed Inglenook fireplace with exposed brick back housing a cast iron solid fuel stove with stone hearth and surround. Two sets of hardwood timber framed sealed unit double glazed French doors to rear garden.

DINING KITCHEN 15' 2" x 13' 10" (4.62m x 4.21m) : Low voltage downlighters inset. Hardwood timber framed sealed unit double glazed window to front aspect. Bespoke natural wood custom painted pine fitted eye level and base units having natural oak preparation surfaces over with ceramic double bowl Belfast sink inset with chrome mixer tap and antique style crackled tiles to splashbacks. Dual fuel Fisher and Paykel range cooker set within recess having tiled splashbacks and ornate display cupboards. 13 Amp power points. Porcelanosa marble floor with underfloor heating. Hardwood timber framed sealed unit double glazed Bi-fold doors to rear garden.

REAR HALLWAY 9' 0" x 3' 6" (2.74m x 1.07m) : Low voltage downlighters inset. Single panel central heating radiator. Porcelanosa marble floor. Oak stable door to rear aspect. Door to integral garage.

CLOAKROOM : Hardwood timber framed sealed unit double glazed window to rear aspect. Period style white suite comprising: low level w.c. and wall hung wash hand basin. Single panel central heating radiator. Porcelanosa marble floor.

UTILITY 7' 0" x 4' 10" (2.13m x 1.47m) : Hardwood timber framed sealed unit double glazed window to front aspect. Eau de nil hi gloss eye level and base units having granite effect preparation surfaces over having stainless steel single drainer sink unit inset. Single panel central heating radiator. Space and plumbing for washing machine. LPG Glow-worm central heating boiler. Porcelanosa marble floor.

First Floor :

LANDING 25' 7" in length : Three double glazed windows to rear aspect with garden and farmland views. 13 Amp power points. Single panel central heating radiator.

BEDROOM 1 18' 6" x 15' 1" (5.63m x 4.59m) plus corridor to hall : Dual aspect hardwood timber framed sealed unit double glazed windows. Double panel central heating radiator. Extensive range of bespoke fitted bedroom furniture comprising three double and one single wardrobe with two matching four drawer fitted tall boys. Feature cast iron fireplace. Dark stained natural pine flooring.

EN SUITE BATHROOM 11' 2" x 7' 2" (3.40m x 2.18m) : Hardwood timber framed sealed unit double glazed window to front aspect. Period style suite comprising: low level w.c. with concealed cistern, bidet and Versailles style ceramic sink with chrome taps. Fired Earth roll

top bath with ball and claw feet and chrome telephone handset bath/shower mixer. Low voltage downlighters inset. Separate and enclosed shower cubicle housing a mains fed shower. Chrome centrally heated towel radiator. Tongue and groove paneling to half height. Dark stained natural pine floorboarding.

BEDROOM 2 FRONT 13' 10" x 9' 0" (4.21m x 2.74m) : Hardwood timber framed sealed unit double glazed window to rear aspect. 13 Amp power points. Airing cupboard housing pressurised hot water cylinder.

BEDROOM 3 FRONT 12' 0" x 9' 0" (3.65m x 2.74m) : Hardwood timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Exposed pine floorboards.

BEDROOM 4 FRONT 12' 0" x 8' 10" (3.65m x 2.69m) to alcove : Hardwood timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 10' 8" x 5' 8" (3.25m x 1.73m) : Hardwood timber framed sealed unit double glazed window to rear aspect. White suite comprising: low level w.c., washstand wash hand basin and panelled bath with mixer bath taps and thermostatically controlled shower over with glass screen. Chrome centrally heated towel radiator.

Outside :

FRONT : Wrought iron pedestrian gate with Indian stone pathways to the main front entrance with lawns and borders to the left hand side. Six bar farmland gate leads to the golden pebble laid driveway providing parking for 3 cars. Enchanting little copse area.

SIDE : To the left hand side of the property is an additional driveway with parking for one car.

INTEGRAL GARAGE 17' 6" x 16' 0" (5.33m x 4.87m) Internal Measurements : Up and over door. Power and light. Useful storage cupboards.

REAR : Beautifully manicured gardens with golden pebble laid terrace and pathways. Extensive shaped lawns with well stocked and generous flower borders, shrub borders and mature specimen trees. Gardens abut farmland. Double gates to a track to the left hand side of the property providing an additional access into the garden. External power and lighting. Gated access to the front.

TENURE : Freehold (subject to solicitors' verification).

SERVICES : Mains electricity and water are connected (although not tested). Full LPG gas heating. Newly installed shared sewerage system, March 2022.

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

TAX BAND : F

LOCAL AUTHORITY : Cheshire East

DIRECTIONS : SATNAV: CW12 4RS

