



Energy performance certificate (EPC)

21 Howey Hill CONGLETON CW12 4AF	Energy rating D	Valid until: 9 July 2033
		Certificate number: 1037-0423-9200-0100-8292

Property type
Mid-terrace house

Total floor area
182 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

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



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

21 Howey Hill

Congleton, Cheshire CW12 4AF

Offers in the Region Of £400,000

- STUNNINGLY RENOVATED PERIOD FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED MODERN DINING KITCHEN
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- PRIVATE ELEVATED LANDSCAPED REAR GARDENS
- HIGHLY SOUGHT AFTER AREA CLOSE TO TOWN CENTRE

FOR SALE BY PRIVATE TREATY (Subject to contract)

CONSUME YOURSELF IN OUR 360 VIRTUAL PROPERTY TOUR

WHEN TWO WORLDS COMBINE SOMETHING REALLY SPECIAL HAPPENS AND WHAT A TREAT WE HAVE TO OFFER THOSE OF YOU SEEKING MODERN AND COMFORTABLE! 21 HOWEY HILL IS A HYBRID OF HISTORY WITH A LUXURIOUS FEEL AND A READY TO WEAR ATTITUDE!

This is a truly splendid Victorian property of approximately 1900 sq ft, with sunny landscaped gardens and all being a stones throw from the town centre and with lovely countryside walks literally at the end of the road.

Reception hall. Sitting room. Dining room. Stunning extended dining kitchen with glass ceiling atrium and bi fold doors opening into the rear garden. Useful cellar. Utility and cloakroom. Four double bedrooms. Family bathroom and en suite shower room to principal bedroom.

Private landscaped garden, elevated, enjoying views and the all-day sun.

Over the years the current vendors have lovingly and tastefully renovated this period family home, which although offers a magnitude of accommodation, still retains a warm homely feel.

The modern panelled front door delivers you to the reception hall with adorable Minton tiled floor and wide stairs off to the first floor. The two reception rooms consist of a front sitting room with coal effect gas fire and a large sash window which provides a street view of Howey Hill. The second reception room is the large dining room, with an impressive open fire.

The main heart of the house is the beautifully appointed open plan living dining kitchen adorned with modern matt finished units and natural granite preparation surfaces. The

kitchen area flows naturally through into the open plan dining area with glass atrium, allowing natural light to flood in, and with bi fold doors opening into the rear gardens. Completing the ground floor is a utility, cloakroom and cellar.

The first floor is accessed via a winding staircase to the generous galleried landing. The master bedroom to the rear is huge and blessed with French doors opening to a Juliette balcony and enjoys far reaching extensive views over Congleton roof tops and beyond over countryside, with Jodrell Bank clearly seen in the distance. This main bedroom is serviced by its own ensuite shower room and deep recessed wardrobe. Bedroom 2 enjoys a front street view over Howey Hill and bedroom 3 is to the rear. Bedroom 4 is within the converted roof space, accessed via a spiral staircase. Completing the accommodation is the large family bathroom.

As befits a property of distinction are the private, bursting with foliage, flora and fauna, gardens with lawns, deep raised borders and established trees. The garden offers a tranquil feel with pleasant relaxing seating areas and there's even a useful garden store.

It is a home which has been lovingly and continuously restored. You will be hard pressed to find a distinctive period home located in a prime area with such array of conveniences laid out on it's doorstep. Literally within 5 minutes' walk (if that...depending on your speed) you will find the town's centre with its dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers, plus some fantastic eclectic mix of hostleries. Countryside walks are found just at the end of Howey Hill; offering wonderful rambles around rural Cheshire.

All in all, a delectable family residence in a fabulous and highly sought after area.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Panelled & multi-glazed door to:

HALL: extends to approx 28' in length : Ornate coving to ceiling. Deep skirting. Two single panel central heating radiators. 13 Amp power points. Attractive Minton tiled floor. Return staircase to first floor. Bespoke panelling to staircase. Door to cellar head.

CELLAR 13' 6" x 12' 10" (4.11m x 3.91m) : Low voltage downlighters inset. Light and power.

LOUNGE 13' 10" x 13' 7" (4.21m x 4.14m) : Timber framed sealed unit double glazed sash window to front aspect. Ornate coving to ceiling. Picture rail. Single panel central heating radiator. 13 Amp power points. Living flame coal effect gas fire set on marble hearth and back with Adams style fire surround.

DINING ROOM 13' 5" x 12' 2" (4.09m x 3.71m) : PVCu double glazed window to rear aspect. Ornate coving to ceiling. Picture rail. Double panel central heating radiator. 13 Amp power points. Polished cast iron open coal fireplace with marble surround.

INNER HALL 11' 8" x 5' 3" (3.55m x 1.60m) : Low voltage downlighters inset. Doors to cloakroom and utility.

CLOAKROOM : White suite comprising: Low level W.C. and pedestal wash hand basin. Single panel central heating radiator. Oak effect flooring.

UTILITY 7' 9" x 5' 0" (2.36m x 1.52m) : Eye level and base units with preparation surface over having stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Space for tumble dryer. Double panel central heating radiator. 13 Amp power points. Tiled floor. Wall mounted Glowworm gas central heating combi boiler. Panelled and glazed door to outside.

OPEN PLAN DINING KITCHEN 25' 2" x 10' 5" (7.66m x 3.17m) overall :

Kitchen Area 12' 8" x 10' 5" (3.86m x 3.17m) : Low voltage downlighters inset. PVCu double glazed window to side aspect. Extensive range of matt fronted eye level and base units in cream with natural granite preparation surfaces over, with preformed drainer having 1.5 bowl sink unit inset. Space for range cooker with bespoke extractor hood over. Space for American style fridge freezer. Integrated dishwasher and wine chiller. Attractive stone effect tiled floor. Double panel central heating radiator. LEDs to plinths. Large squared off opening to:

Dining Area 10' 2" x 9' 7" (3.10m x 2.92m) : PVCu double glazed ceiling atrium allowing natural light to flood in. Low voltage downlighters inset. 13 Amp power points. Matching dresser with granite surface, display shelves and drawers. Attractive stone effect tiled floor. Double panel central heating radiator. Aluminium framed sealed unit double glazed folding sliding doors, with integral blinds, opening into the rear garden.

First Floor :

LANDING : Split level landing with oak hand rail and stringers. Ornate coving to ceiling. Light tube flooding this area with natural light. Doorway with winding staircase to second floor, bedroom 4.

INNER LANDING : Bi fold door to inner landing. Door to bathroom and Bedroom 1.



BEDROOM 1 13' 4" x 10' 7" (4.06m x 3.22m) plus door recess and deep dressing area off : PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Aluminium framed sealed unit double glazed French doors to Juliette balcony with garden views and beyond over rooftops and countryside.

EN SUITE 7' 2" x 5' 8" (2.18m x 1.73m) : PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C., large ceramic wash hand basin with chrome mixer tap. Large walk in shower cubicle with glass screens and thermostatically controlled mains fed shower . Fully tiled walls and floor, with underfloor heating. Period style radiator.

BATHROOM 7' 5" x 5' 5" (2.26m x 1.65m) : PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C., ceramic wash hand basin with chrome mixer tap set on wash stand. Panelled bath with thermostatically controlled mains fed shower and glass screen over. Period style radiator. Fully tiled walls.

BEDROOM 2 FRONT 13' 10" x 12' 5" (4.21m x 3.78m) : Timber framed sealed unit double glazed sash window to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 13' 3" x 12' 2" (4.04m x 3.71m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Cast iron feature fireplace.

Second floor :

BEDROOM 4 18' 9" x 15' 9" (5.71m x 4.80m) Angular ceilings with restricted headroom. : Two Velux roof lights. Double panel central heating radiator. 13 Amp power points. Natural pine floorboards.

Outside :

FRONT : Forecourt with established flowerbeds. Indian stone pathway to front door.

REAR : Adjacent to the rear of the property is an Indian stone paved outside terrace ideal for alfresco entertaining, with feature brick walls. The garden then extends further with lawns and established flower borders, leading to an elevated Indian stone paved terrace with bespoke wrought iron railings, which overlooks a lower section garden mainly laid to lawn with space for garden shed.

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

SERVICES : All mains services are connected (although not tested).

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East.

DIRECTIONS: SATNAV CW12 4AF

