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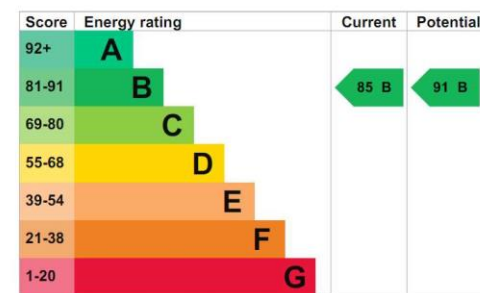
Energy performance certificate (EPC)

4 Shannock Cottages Giantswood Lane Hulme Walfield CONGLETON CW12 2JQ	Energy rating B	Valid until: 4 August 2024 Certificate number: 0758-5040-7258-2564-4904
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Property type	Semi-detached house
Total floor area	143 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/landlords-on-the-requirements-and-exemptions) <https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions> <https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>

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



The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales:
• the average energy rating is D
• the average energy score is 60

Breakdown of property's energy performance
Features in this property
Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0758-5040-7258-2564-4904> 1/5

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 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

4 Shannock Cottages

Giantswood Lane, Hulme Walfield, Congleton, Cheshire CW12 2JQ

Selling Price: Offers in Excess of £450,000

- WELL PRESENTED EXTENDED SEMI DETACHED FAMILY HOME IN SEMI RURAL LOCATION
- EXTREMELY ECONOMICAL HOME HAVING SOLAR PANELS & GROUND SOURCE HEAT PUMP
- LARGE OPEN PLAN LIVING DINING KITCHEN
- SITTING ROOM PLUS GARDEN ROOM
- THREE DOUBLE BEDROOMS
- LARGE DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- EXTENSIVE REAR GARDEN WITH INDIAN STONE TERRACES ENJOYING COUNTRYSIDE VIEWS
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR ONLINE VIDEO TOURNO ONWARD CHAIN***

AN EXTREMELY ECONOMICAL HOME COMPLETE WITH SOLAR PANELS GENERATING INCOME OF APPROX £2000 pa (based on 2023 figures) AND GROUND SOURCE HEAT PUMPEPC RATING B***

Extended 3 bedroom semi-detached family homeLarge open plan living dining kitchen**Utility** Sitting room with SOLID FUEL STOVE**Garden room**Triple aspect master bedroom (POTENTIAL TO SPLIT INTO TWO BEDROOMS) and 2 further DOUBLE bedrooms**Great sized family bathroom AND separate shower room**Lovely condition throughout** Semi rural location with practicalities within easy reach** Far reaching rear views **

Massive private driveway for numerous vehiclesWORK FROM HOME OFFICE POD** Stunning and extensive rear gardens which abuts open farmland and fields**

This is a lovely family home with natural light filled open plan spacious accommodation, yearned for by today's families. Equally it would suit a buyer that has been used to living rurally and wishes to retain that out-of-town location, but perhaps downsizing to a more manageable home....a perfect compromise!

When you walk through the high security front door, you get the sense that you're about to be amazed. The cosy yet generous lounge is complemented with a solid fuel stove, high conductivity radiators and natural oak floor, with french doors opening into the garden room with access into the large established gardens. The luxuriously equipped open plan dining kitchen is blessed with natural oak units, offering plenty of storage, with stunning granite preparation surfaces and breakfast bar, finished with natural slate flooring. The kitchen area flows effortlessly to the dining area, a great social and family room with natural slate floor and a set of french doors which open into the side gardens. Completing the ground floor is useful separate utility area and understairs pantry. The split level landing at first floor leads to all bedrooms, with the master bedroom positioned to the side, front and rear and so through the windows enjoys fantastic far reaching rural views. Bedrooms 2 and 3 are both good sized double bedrooms. The large family bathroom is fitted with a crisp white suite with separate shower, plus there is also a separate shower room. Outside and to the front, and behind the wide entrance is a huge tarmac laid driveway offering parking for

numerous vehicles, with room for a motorhome, trailer, horsebox, tractor etc. The gardens are extensive, featuring Indian stone paved terraces, one of which is to the rear of the property and a further terrace to the side of the property, both of which are fantastic alfresco entertaining areas. The main areas of garden are laid to extensive lawns, all of which are encompassed with a mixture of fencing and mature hedgerow. In the garden is a large timber constructed POD, perfect for a work from home office or occasional bedroom with its own bathroom.

Enjoying an amazing countryside position and with stunning views to all aspects! The property is located on the sought after Giantswood Lane, a pleasant lane which runs in to spectacular countryside in the rural village of Hulme Walfield. Westlow Mere is a stone's throw from the property, and a pleasant country stroll could easily become part of your daily routine. Its position, close to the Lower Heath area of Congleton, lends itself to quick and convenient access to the main arterial routes to Manchester and Macclesfield, and Manchester International Airport, and with knowledge of the area, easy routes are available to the main A34, south to Staffordshire. Congleton railway station provides links to the national rail network and connections to frequent expresses to London.

The area has recently been further enhanced with the completion of the new Congleton link road which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

It's a short drive away from Congleton town centre and Retail Park. Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends. There are several good local schools and the school buses to Marton and Eaton Bank pick up from outside the house.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Composite panelled and double glazed door to:

RECEPTION HALL : PVCu double glazed window to side aspect. Natural slate tiled floor. 13 Amp power points. Stairs to first floor.

LOUNGE 23' 3" x 14' 1" (7.08m x 4.29m) : PVCu double glazed bay window to front aspect. Five wall light points. Three sets of high conductivity panelled radiators. Reclaimed Cheshire brick fireplace with oak mantle over with stone hearth having cast iron solid fuel stove inset. 13 Amp power points. Natural oak floor. Oak framed glazed doors to dining room/garden room.

DINING ROOM/GARDEN ROOM 12' 6" x 7' 10" (3.81m x 2.39m) : PVCu double glazed window to rear aspect. Two sets of high conductivity panelled radiators. 13 Amp power points. Natural oak floor. PVCu double glazed french doors to rear garden.

LIVING DINING KITCHEN 34' 3" x 15' 5" (10.43m x 4.70m) maximum :

KITCHEN AREA 16' 7" x 15' 5" (5.05m x 4.70m) : PVCu double glazed windows to side aspect. Low voltage downlighters inset. Range of bespoke natural oak eye level and base units with natural granite preparation surfaces over with ceramic Belfast sink inset. Range cooker with wide extractor hood over and glass splashback. American style fridge freezer and dishwasher. 13 Amp power points. Natural slate tiled floor with under floor heating. PVCu double glazed french doors to rear garden.

DINING AREA 18' 4" x 11' 3" (5.58m x 3.43m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. 13 Amp power points. Bespoke oak cupboard housing ground source heat pump (IVT Greenline) and pressurised hot water cylinder. PVCu double glazed french doors to outside.

UTILITY ROOM 9' 4" x 4' 7" (2.84m x 1.40m) : Low voltage downlighters inset. Bespoke oak fronted eye level units. Granite preparation surface with space and plumbing for washing machine and tumble dryer. 13 Amp power points. Natural slate tiled floor. Understairs pantry cupboard.

FIRST FLOOR SPLIT LEVEL LANDING : Access to roof space via a retractable ladder partially boarded with light and housing the solar panel inverter. 13 Amp power points. Airing cupboard with single panel central heating radiator.

BEDROOM 1 MASTER 19' 10" x 11' 2" (6.04m x 3.40m) : (POTENTIAL TO SPLIT INTO TWO BEDROOMS) PVCu double glazed window to triple aspects. Two high conductivity panelled radiators. 13 Amp power points. Built-in bedroom furniture comprising: three double wardrobes, 2-3 drawer chest of drawers with dressing table and overhead store cupboards.

BEDROOM 2 REAR 12' 9" x 9' 6" (3.88m x 2.89m) : PVCu double glazed window to rear aspect. 13 Amp power points. High conductivity panelled radiators.

BEDROOM 3 FRONT 10' 7" x 10' 2" (3.22m x 3.10m) : PVCu double glazed window to front aspect. High conductivity panelled radiator. 13 Amp power points.

SHOWER ROOM 6' 4" x 6' 0" (1.93m x 1.83m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern white suite comprising low level W.C., ceramic wash hand basin set in vanity unit with cupboard below. Large corner shower housing a thermostatically controlled mains fed shower with rainfall shower head. Chrome centrally heated towel radiator with electric option. Limestone tiled walls. Extractor fan. Limestone floor tiles with electric under floor heating.

BATHROOM 9' 1" x 7' 5" (2.77m x 2.26m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C., pedestal wash hand basin and huge freestanding rolltop bath with bath/shower mixer and attachment. Enclosed corner shower cubicle with electric shower. Two chrome centrally heated towel radiators with electric back up supply. Limestone tiled walls to half height. Limestone tiled floor with electric under floor heating.

OUTSIDE : FRONT : Huge driveway entrance to extensive tarmac laid driveway for numerous cars, horse trailer, motorhome, caravan etc. External plug sockets.

SIDE : Adjacent to the side of the property is an Indian stone paved terrace with external plug sockets. Outside tap. Lawns with borders formed with railway sleepers which abuts farmland and enjoying far reaching views to Bosley Cloud and Croker Hill.

REAR : Extending from the rear of the property is an Indian stone paved terrace, a great area for outside relaxing and dining, beyond which are enclosed lawned gardens extending to approx 120 ft encompassed with mature boundary hedgerow and abutting fields with extensive open views to Bosley Cloud. To the far end of the garden is a large concrete laid base for a garden structure and existing greenhouse measuring 6' x 10'.

LARGE TIMBER GARDEN SHED/WORKSHOP 11' 8" x 9' 8" (3.55m x 2.94m) Electricity supply, plug sockets and lighting.

TIMBER GARDEN POD WITH BEDROOM/OFFICE & BATHROOM : Timber clad and insulated.

BEDROOM/OFFICE 11' 6" x 9' 4" (3.50m x 2.84m) : Windows. 13 Amp power points. Electric heater.

BATHROOM : Low level W.C. with saniflo. Pedestal wash hand basin. Electric heater.

TENURE : Freehold (subject to solicitors verification).

SERVICES : Mains water, electricity are connected (although not tested). Drainage is via a septic tank.

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

TAX BAND: D **LOCAL AUTHORITY**: Cheshire East Council

DIRECTIONS: SATNAV: CW12 2JQ

