

25/04/2024, 15:29 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

8 The Stables Somerford Hall Congleton CW12 4SL	E	Valid until: 29 April 2028 Certificate number: 7908-0044-7284-2358-3910
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Property type: End-terrace house
Total floor area: 134 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 energy rating is E. It has the potential to be D.
[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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7908-0044-7284-2358-3910/print#use>

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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8 The Stables

Somerford, Congleton, Cheshire CW12 4SL

Selling Price: £550,000

- LUXURIOUS THREE BEDROOM BARN CONVERSION
- SET IN THE BEAUTIFUL GROUNDS OF SOMERFORD HALL ESTATE
- LOUNGE/DINER PLUS SNUG/STUDY
- THREE BEDROOMS, MASTER BEDROOM HAVING DRESSING ROOM & EN SUITE
- LARGE SINGLE GARAGE
- PARKING FOR 2 CARS PLUS VISITORS SPACES
- SOUTH FACING BEAUTIFULLY MAINTAINED REAR GARDEN

Located amidst the truly beautiful grounds of the Somerford Hall Estate and boasting the accolade of being an Olympic standard equestrian centre, this luxurious barn conversion is nestled perfectly in established grounds and enjoys spacious and well-proportioned accommodation throughout.

The approach to this great home is a relaxing journey in itself and is sure to never tire! Passing through open fields and paddocks you'll see an array of animals and wildlife, all of which bolsters the truly special lifestyle on offer here! Upon reaching the property you'll drive through a brick archway into the charming courtyard of just a handful of these attractive homes and with more than ample parking for residents and visitors, you'll be forgiven for overlooking the hugely useful garage that belongs to the house!

Internally, the spacious accommodation is light and airy with a welcoming entrance hall, featuring a cloakroom off. The lounge/dining room with ornamental fireplace, enjoys an aspect over the rear garden, with a separate study/snug offered with the same garden view. The breakfast kitchen is certainly the place to cook up a storm or enjoy a morning coffee and discreetly off is the useful utility!

Upstairs, and from the galleried landing are the three generous double bedrooms, with the master suite complete with dressing area and en suite, and finally the family bathroom.

Outside there is parking for two cars, plus visitors spaces and a LARGE single GARAGE. The rear garden is beautifully maintained, private and enjoys a SOUTHERLY ASPECT featuring lawns, deep established flower borders and terrace seating areas.

Somerford is a prestigious rural hamlet on the outskirts of Congleton being perfectly located for all the amenities you could need via the bustling town and its various villages and also in proximity of excellent schools at primary and secondary level. For the commuter; the A34 and M6 motorway are within a short drive and Manchester airport can be reached within approx 30 minutes. The immediate area has 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). 8 The Stables is connected to the latest BT Full Fibre Broadband.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Original timber panelled entrance door with glazed upper light.

RECEPTION HALL 11' 1" x 8' 0" (3.38m x 2.44m) : Ornate coving to ceiling. Double panel central heating radiator. 13 Amp power points. Natural oak floorboards. Understairs store cupboard.

SEPARATE W.C. : Ornate coving to ceiling. Feature panelling to half height. Modern white suite comprising: low level W.C. and wall mounted wash hand basin. Single panel central heating radiator. Natural oak floorboards.

LOUNGE/DINING ROOM 22' 1" x 11' 0" (6.73m x 3.35m) into alcove : Two timber framed sealed unit double glazed sash windows to front and rear aspect. Two half moon timber framed opaque double glazed windows to side aspect. Triple panel central heating radiators. 13 Amp power points. Living flame coal effect gas fire set on stone hearth and back.

SNUG/STUDY 11' 0" x 8' 11" (3.35m x 2.72m) : Double panel central heating radiator. 13 Amp power points. Television point. Natural oak floorboards. Timber framed sealed unit double glazed french doors to outside garden.

BREAKFAST KITCHEN 12' 0" x 10' 0" (3.65m x 3.05m) : Timber framed sealed unit double glazed sash window to rear aspect. Modern fitted kitchen in fashionable 'royal blue' with eye level and base units with

antique rose gold handles having quartz effect preparation surfaces over with stainless steel single drainer sink unit inset with smoked black glass frame with antique copper mixer tap with boiling tap. Built-in induction hob with electric fan assisted double oven below with integrated extractor hood over. Integrated fridge and freezer and dishwasher, Glazed tiles to splashbacks. LED's to kickboard. Central island with matching quartz preparation surface over with deep pan drawers and breakfast bar providing seating for three. Quarry tiled floor. Double panel central heating radiator. 13 Amp power points.

UTILITY 7' 0" x 5' 1" (2.13m x 1.55m) : Custom painted eye level and base units in 'Royal Blue' with natural oak preparation surfaces over with stainless steel circular sink inset with chrome mixer tap. Tiled to splashbacks. Space and plumbing for washing machine and tumble dryer. Wall mounted Worcester gas central heating boiler. Single panel central heating radiator. Quarry tiled floor.

Return stairs to 1st floor galleried landing with turned spindled balustrade & newel posts. :

GALLERIED LANDING 10' 11" x 10' 0" (3.32m x 3.05m) : Timber framed sealed unit double glazed bullseye window to front aspect. Ornate coving to ceiling. Single panel central heating radiator. 13 Amp power points. Airing cupboard with pressurised hotwater cylinder.

BEDROOM 1 28' 0" x 10' 0" (8.53m x 3.05m) overall :

BEDROOM AREA 13' 1" x 9' 0" (3.98m x 2.74m) : Low voltage downlighters inset. Ornate coving to ceiling. Single panel central heating radiator. 13 Amp power points. Feature half moon barn style timber framed sealed unit double glazed window with tinted privacy glass. Steps down to:

DRESSING AREA 10' 0" x 8' 1" (3.05m x 2.46m) plus door recess : Low voltage downlighters. Range of built-in wardrobes to one wall. Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 6' 1" x 6' 1" (1.85m x 1.85m) : Low voltage downlighters inset. Modern white suite comprising: low level W.C., pedestal wash hand basin and corner shower cubicle with glass hinged doors housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Polished stone effect tiled walls. Matt polished stone effect floor tiles.

BEDROOM 2 REAR 19' 1" x 10' 0" (5.81m x 3.05m) : Two timber framed sealed unit double glazed sash windows to rear aspect overlooking garden and farmland. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 11' 10" x 9' 0" (3.60m x 2.74m) : Timber framed sealed unit double glazed sash window to rear aspect with garden and farmland views. Single panel central heating radiator. 13 Amp power points.

BATHROOM 11' 0" x 5' 1" (3.35m x 1.55m) : Modern white suite comprising: low level W.C., pedestal wash hand basin and panelled bath with black framed shower screen and matt black bath/shower mixer. Glazed white tiles to splashbacks. Single panel central heating radiator. Feature bullseye window.

OUTSIDE : This property comes with two car parking spaces, one in front of the property and the other outside the garage.

ADJACENT TO THE REAR : There is a paved terrace surrounded with golden shale with feature brick wall and gated access out of the main driveway. Beyond are lawned gardens bound to one side with mature laurel hedge, to the other side is a mixture of mature hedgerow and established borders.

SINGLE GARAGE 18' 1" x 9' 0" (5.51m x 2.74m) internal measurements : Up and over door. Overhead storage.

TENURE : Leasehold. Commenced in 1996. Length of lease - 999 years with 971 years remaining. Ground rent: £95 pa Annual service charge: £1,320.00, this includes communal gardening, electricity, insurance and private water treatment plan.

SERVICES : Mains electricity and water. LPG gas. Private water treatment plan.

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 4SL

