



## Energy performance certificate (EPC)

8 Bosley View CONGLETON CW12 3TU	Energy rating <b>C</b>	Valid until: 20 March 2033
	Certificate number: 0310-2449-7270-2227-8535	

Property type  
Detached house

Total floor area  
140 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>).

### Energy efficiency rating for this property

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

[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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# Timothy a brown

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**8 Bosley View**  
Congleton, Cheshire CW12 3TU

Offers in Excess of £595,000

- ARCHITECTURALLY DESIGNED DORMER STYLE HOME
- FOUR BEDROOMS
- OPEN PLAN DINING KITCHEN
- SEPARATE LOUNGE
- BATHROOM & EN SUITE
- DETACHED GARAGE & PRIVATE DRIVEWAY
- ENCLOSED LANDSCAPED REAR GARDENS
- FRONT GARDEN WITH MESMERISING VIEWS
- LOCATED IN THE HIGHLY DESIRABLE HENSHALL HALL DEVELOPMENT

# FOR SALE BY PRIVATE TREATY (Subject to contract)

Location, Location, Location! A property truly worthy of featuring on this legendary property TV programme. Even Phil and Kirsty would be impressed!!!

**A ONE OFF, ARCHITECTUALLY DESIGNED DORMER STYLE HOME. FOUR BEDROOMS, BATHROOM AND EN SUITE. OPEN PLAN DINING KITCHEN. LOUNGE. UTILITY. PRIVATE DRIVEWAY. DETACHED BRICK BUILT GARAGE. PRIVATE REAR GARDENS. FRONT GARDEN WITH MESMERISING VIEWS.**

It's in a inspired position, with panoramic views which would quite literally "take your breath away" extending over the stunning valley of Dane in Shaw, towards the "Ten Arches" and the Macclesfield Canal, with the iconic Natural Trust's, Bosley Cloud, silhouetted in the background – totally eye wateringly beautiful! Aptly named "Bosley View" the cul de sac itself is arguably one of the best areas of the Henshall Hall Estate, and that's not to say the rest is not impressive, but this position is something quite special.

And that's just the location.....the property itself equally is an absolute gem. An individual and architecturally designed property of attractive reclaimed Cheshire Brick elevations, built only 12 or 13 years ago, by a local builder of great repute! It's a pretty looking property too, of dormer style, meaning there's a bedroom on the ground floor, and further bedrooms on the first floor (four bedrooms in total), with the layout being versatile so that rooms may suit different uses to the individual.

This home is sure to tick so many boxes, whether you are looking for a bungalow style home or conventional house, you'll be hard pressed to find a comparable property which offers such a versatile choice of accommodation. Entering the property, the ground floor with underfloor heating, offers the reception hall, with return staircase off. Doorways open to the separate utility and cloakroom, bedroom one with a lovely garden aspect and ensuite shower. A few steps down from the hall, lead to the generous sitting room with bay window and gas stove, and finally completing the ground floor is the light and airy open plan breakfast kitchen, which enjoys a lovely garden aspect and the captivating views. From the first-floor galleried landing are the three further bedrooms and main bathroom.



Outside the property perches nicely, enjoying the panoramic view, with lawns to the front and enclosed landscaped gardens to the rear, plus the main beautifully maintained gardens, are a real treat and look out towards The Cloud. The private driveway caters for at least two cars and there is a very useful substantial garage with an electric door.

All windows are Rationel composite double glazed, and doors are either high security composite or PVCu double glazed, and the property is heated by a modern gas central heating boiler.

The highly regarded Henshall Hall Development is prestigious in nature and attracts a mixture of young professionals, the astute middle aged and their families and retirees who pursue and enjoy the quiet and respectful environment this development exudes. In the immediate vicinity gentle walks can be found along the tree lined Biddulph Valley disused railway line and Macclesfield Canal. Mossley C of E Primary School is found close by, as are quite a number of well-regarded local hosteries, such as The Queens Head Hotel, The Railway Inn, the recently remodelled Coach and Horses and the eclectic The Wonky Pear, all of which are child and dog friendly and offer a surprisingly wide range of good quality food and refreshments. An easy walk leads to the dizzying array of shops at High Town to include a chemist, bakers, hardware and convenience store, barbers, hairdressers, and post office.

It's a convenient location with the bustling town centre of Congleton within easy reach. For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also practically located for the town's railway station which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible.

All in all, a desirable home, in a fantastic highly regarded locality and select development.....so all that is required now, is for you to call Timothy A Brown to book a viewing of your potential new home!!



## The accommodation briefly comprises (all dimensions are approximate)

**FRONT ENTRANCE :** PVCu oak effect panelled door with double glazed panel centre and composite double glazed window to front aspect.

**HALL :** Double height angular ceiling. Low voltage downlighters inset. Sweeping return staircase with turned spindles, oak hand rail and newel posts and under stairs storage. Oak effect Karndean floor with under floor heating. Steps down to ground floor.

**BEDROOM 1 FRONT 16' 0" x 10' 8" (4.87m x 3.25m) into bay:** Composite double glazed bay window to front aspect. 13 Amp power points. Television aerial point. Under floor heating. Composite double glazed French doors to rear garden.

**EN SUITE 6' 10" x 4' 10" (2.08m x 1.47m):** Composite double glazed window to rear aspect. Modern white suite comprising low level W.C. with concealed cistern, wash hand basin set in vanity unit with cupboards below. Corner enclosed shower cubicle with glass screen housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Shaver point. Light grey textured wall tiles with contrasting grey floor tiles with under floor heating.

**UTILITY 9' 3" x 6' 4" (2.82m x 1.93m):** Composite double glazed window to front aspect. Low voltage downlighters inset. Stone effect preparation surface with stainless steel single drainer sink unit. Space and plumbing for washing machine and tumble dryer. Wall mounted Glowworm gas central heating boiler. 13 Amp power points. Stone effect Porcelanosa floor tiles with under floor heating. Composite double glazed stable door to side.

**SEPARATE W.C. :** White suite comprising low level W.C., Villeroy & Boch corner wash hand basin with chrome tap. Chrome centrally heated towel radiator. Porcelanosa floor tiles with under floor heating.

**LOUNGE 15' 1" x 13' 0" (4.59m x 3.96m) to bay:** Composite double glazed bay window to front aspect. Two composite double glazed windows to either side of alcove. Recessed brick built Inglenook with oak mantle and Indian stone hearth having log effect gas stove inset.

**BREAKFAST KITCHEN 23' 1" x 10' 7" (7.03m x 3.22m):**

**KITCHEN AREA :** Low voltage downlighters inset. Extensive range of clean lined eye level and base units in light cream with granite preparation surface over with preformed drainer and stainless steel one and a half bowl sink unit inset. Siemens built-in stainless steel 5-ring gas hob with matching extractor hood over. Siemens built-in electric fan assisted oven, combination microwave over and warming drawer. Integrated fridge and freezer.

**BREAKFAST DINING AREA :** Composite double glazed picture windows with aspect over gardens. Porcelonosa floor tiles with under floor heating. Composite double glazed stable door opening into the garden.



First floor :

**GALLERIED LANDING :** Oak hand rail and turned spindles. Velux roof light.

**BEDROOM 2 14' 4" x 13' 0" (4.37m x 3.96m):** Angular ceilings. Dual aspect composite double glazed windows, one with street views and the other with garden view and far reaching views to The Cloud. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR 14' 9" x 10' 9" (4.49m x 3.27m):** Composite double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Under eaves storage.

**BEDROOM 4 11' 2" x 9' 6" (3.40m x 2.89m) plus door recess:** Composite double glazed windows with far reaching views of The Cloud. Airing cupboard with lagged hot water cylinder.

**BATHROOM 8' 3" x 7' 1" (2.51m x 2.16m):** Velux roof light. Low voltage downlighters inset. Modern white suite comprising low level W.C., wash hand basin with chrome tap (Hans Grohe). Tiled panelled bath with chrome mixer tap (Hans Grohe) and glass shower screen. Chrome centrally heated towel radiator. Fully tiled walls.

**Outside :** Simply stunning, overlooking Dane-In-Shaw, woodland and beyond towards Bosley Cloud. Landscaped gardens with Indian stone terrace, golden shale pathways, manicured lawns with deep shaped flower borders and dwarf walls providing raised flower beds. Gated access to the driveway. Sweeping granolithic block paved driveway for three cars terminating at the detached brick built garage. Lawned gardens with Indian pathway, gated accesses to both front and rear gardens.

**DETACHED BRICK BUILT GARAGE 18' 0" x 8' 6" (5.48m x 2.59m) internal measurements:** Electrically operated up and over door. Power and light. Personal door.

**REAR :** South west facing. Adjacent to the rear of the property is an extensive Indian stone paved terrace dining area with dwarf brick walls and central steps up to the level lawned garden encompassed with deep flower borders, all of which are encompassed with timber fencing. Indian stone perimeter pathways.

**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.

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** F

**DIRECTIONS:** SATNAV CW12 3TU

