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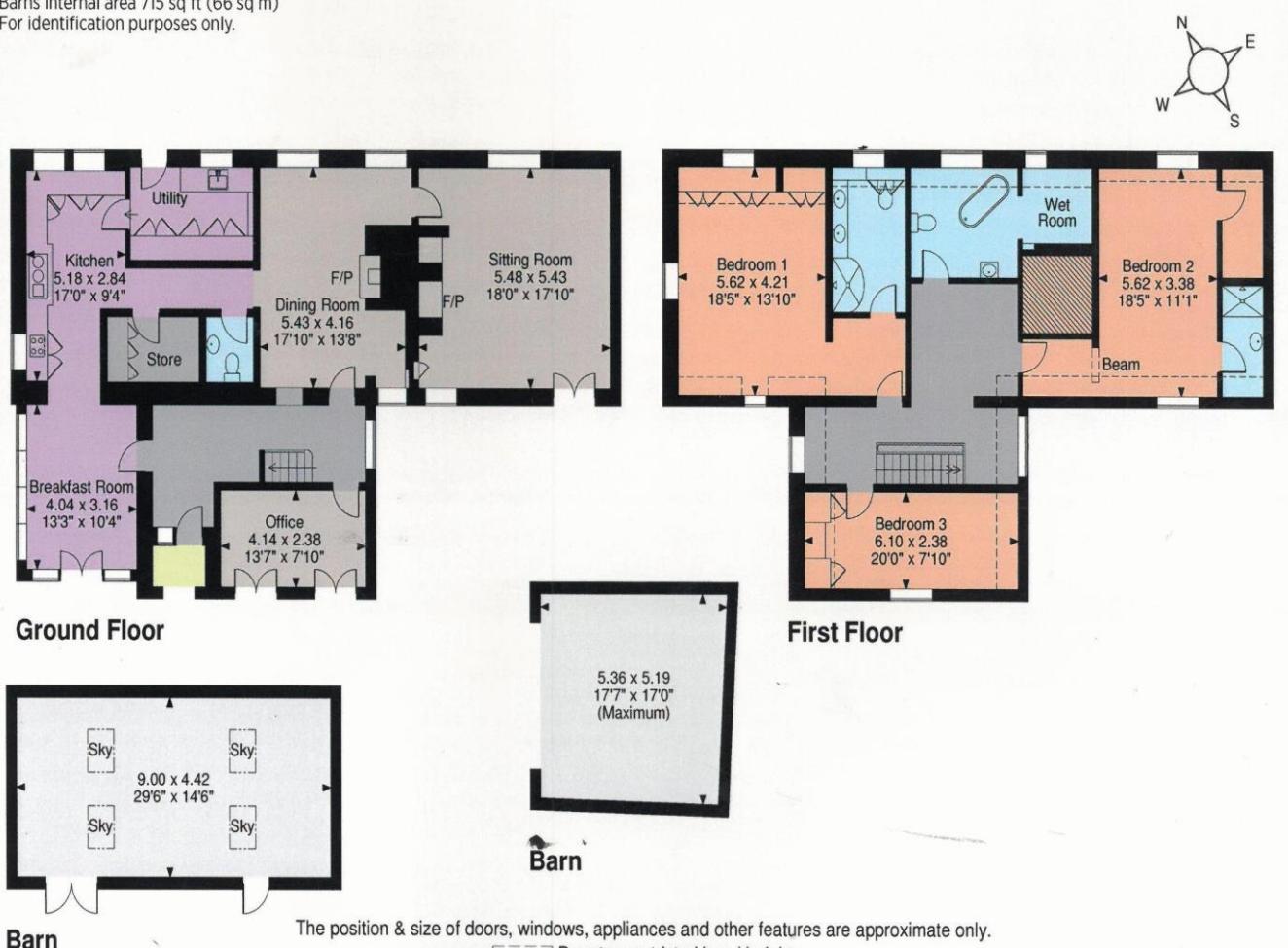
★★★★★  
GOLD WINNER

ESTATE AGENT  
IN CONGLETON

Timothy a  
brown



Floorplans  
Main House internal area 2,540 sq ft (236 sq m)  
Barns internal area 715 sq ft (66 sq m)  
For identification purposes only.



**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](mailto: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

Timothy a  
brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)



## Tanners Cottage

Weathercock Lane, Timbersbrook,  
Congleton, Cheshire CW12 3PS

Guide Price £800,000

- DELIGHTFUL GRADE II LISTED COUNTRY COTTAGE IDEAL FOR EQUESTRIAN USE
- SET IN APPROX 5.3 ACRES, WITH OVER 3 ACRES OF GRAZING & 1.5 ACRES OF WOODLAND
- THREE BEDROOMS, THREE BATHROOMS, THREE RECEPTION ROOMS
- MAIN HOUSE APPROX 2,540 SQ FT (236 SQ M)
- PARKING FOR NUMEROUS VEHICLES, PRIVATE LAWNED GARDEN & ORCHARD
- TWO TRADITIONAL BARNs TOTALLING APPROX 715 SQ FT
- RURAL LOCALITY OF TIMBERSBROOK

# FOR SALE BY PRIVATE TREATY (Subject to contract)

**DELIGHTFUL GRADE II LISTED COTTAGE SET IN APPROX 5.3 ACRES, WITH OVER 3 ACRES OF GRAZING AND 1.5 ACRES OF WOODLAND. MAIN HOUSE APPROX 2,540 SQ FT (236 SQ M). BREATHTAKING VIEWS TOWARDS BOSLEY CLOUD. TWO DETACHED BARNS TOTALLING APPROX 715 SQ FT (66 SQ M). DRIVEWAY ALLOWING PARKING FOR MULTIPLE VEHICLES. PRIVATE LAWNED GARDENS, ORCHARD AND PATIO AREAS.**

'Tanners Cottage' is understood to date back to circa 1560, and has been renovated to provide a stunning property with the conveniences of a modern home, whilst retaining the character of a bygone era, including exposed walls and ceiling beams.

The property is accessed from a front porch into the reception hall with feature full height glazing. Underfloor heating is fitted throughout the majority of the property, under traditional oak floorboards and stone kitchen tiles. The ground floor accommodation briefly comprises: spacious sitting room with feature fireplace and wood burning stove with French doors to the garden, dining room with wood burning stove, well-proportioned office/study with two sets of French doors and a large country kitchen/breakfast room, adjoining utility room with external access, traditional walk in pantry and downstairs cloakroom. The kitchen features a range of bespoke fitted oak units with granite worktops, modern integrated appliances and a four oven Aga, and opens into the oak framed glazed breakfast living area with vaulted ceiling and French doors to the garden.

The first floor has vaulted ceilings throughout and comprises a large landing (which could be used as a study/seating area), a triple aspect master bedroom



with built-in storage and a contemporary en suite shower room with twin stone sinks. There is an additional bedroom suite with shower room and one further bedroom, together with a large, modern family bathroom with central freestanding bath and spacious wet room.

Tanners Cottage is situated in Timbersbrook which lies on the fringes of Bosley Cloud. Timbersbrook is surrounded by quiet country lanes, ideal for riding and countryside walks, including the local Gritstone Trail, the Biddulph Valley Way bridle path and the Peak District National Park with its multitude of outdoor opportunities.

The market town of Congleton offers a comprehensive range of shopping facilities and day-to-day amenities. The mainline station provides regular services to London Euston and the M6 motorway provides convenient access to The Potteries and to the commercial industrial centres of the North West and beyond. Manchester Airport can be reached in approximately 40 minutes.

The cottage is approached via a shared lane, through a five bar gate on to the gravelled stone driveway leading to a large parking area for multiple vehicles and the two detached barns. The lawned garden lies mainly to the front aspect and is bordered by stocked flowerbeds and mature trees and includes gravelled and paved terraces, ideal for entertaining and al fresco dining, with far-reaching views over the orchard, paddock, woodland and countryside beyond. To the rear, the property has an enclosed paved courtyard garden.

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

**PORCH** : Door to:

**L SHAPED HALL** : Stairs to first floor. Doors to principal rooms.

**BREAKFAST ROOM** 13' 3" x 10' 4" (4.04m x 3.15m) : Presently used as a living breakfast room. Light filled room with windows to one elevation and double French doors to outside. Opening to:

**KITCHEN** 17' 0" x 9' 4" (5.18m x 2.84m) : Farmhouse style timber kitchen units with granite working surfaces over. Fitted Aga and separate hob. Inset sink and drainer with mixer tap. Windows to two elevations. Tiled to splashbacks. Spotlights. Downlighters to ceiling. Exposed beams to ceiling. Television aerial point. Door to utility room, store (pantry), w.c. and dining room.

**UTILITY** : Fitted units. Stable door to outside. Tiled floor. Space and plumbing for washing machine. Space for tumble dryer. Belfast sink.

**STORE/PANTRY** : Traditional style pantry. Fitted units and shelving.

**CLOAKROOM/W.C.** : Wash hand basin with tiles to splashback and w.c.

**DINING ROOM** 17' 10" x 13' 8" (5.43m x 4.16m) : Exposed beams to ceiling. Fireplace with stove. Door to hall and door to sitting room. Windows to two elevations.

**SITTING ROOM** 18' 0" x 17' 10" (5.48m x 5.43m) : Windows to two elevations. Exposed beams to ceiling. Feature original store cupboard to chimney breast. Stone fireplace with stove. French doors to outside. Television aerial point.

**OFFICE** 13' 7" x 7' 10" (4.14m x 2.39m) :

**First Floor :**

**LANDING** : Inset ceiling downlighters. Large area with could be used as a quiet seating area or occasional sleeping area with space for bed/sofa. Exposed beams to ceiling.

**BEDROOM 1** 18' 5" x 13' 10" (5.61m x 4.21m) : Window to one elevation. Velux lights to two elevations. Exposed beams. Fitted wardrobes. Television aerial point. Door to en suite.

**EN SUITE** : Exposed beams. Velux light. Suite comprising: w.c., two wash hand basins and shower enclosure. Fitted vanity unit.

**BEDROOM 2** 18' 5" x 11' 1" (5.61m x 3.38m) : Windows to two elevations. Velux window. Exposed beams. Door to en suite. Door to store area.

**EN SUITE 2** : Suite comprising: w.c., wash hand basin and shower enclosure with sliding door.

**BEDROOM 3** 20' 0" x 7' 10" (6.09m x 2.39m) : Window to front elevation. Exposed beam.

**BATHROOM/WETROOM** : Windows to rear elevation. Suite comprising: w.c., wash hand basin set in vanity unit, freestanding bath and shower in wet room area.

**Outside :**

**FRONT** : The cottage is approached via a shared lane, through a five bar gate on to the gravelled stone driveway leading to a large parking area for multiple vehicles and two detached barns. The lawned garden lies mainly to the front and is bordered by stocked flower beds and mature trees and includes gravelled and paved terraces, ideal for al fresco dining and entertaining, with far reaching views over the orchard, paddock, woodland and countryside beyond.

**BARN 1** 29' 6" x 14' 6" (8.98m x 4.42m) : Suitable for vehicular parking.

**BARN 2** 17' 7" x 17' 0" (5.36m x 5.18m) : Suitable for vehicular parking.

**REAR** : Enclosed paved courtyard garden.

**LAND** : Over 3 acres of grazing land and approximately 1.5 acres of woodland.

**TENURE** : Freehold (subject to solicitors verification).

**SERVICES** : Mains electricity and water are connected (although not tested). Septic tank drainage.

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

**TAX BAND**: E

**LOCAL AUTHORITY**: Cheshire East

**DIRECTIONS**: Proceed out of Congleton on the A54 towards Buxton passing The Church House public house on your right. Continue on this road and after passing over the canal bridge bear right onto Middle Lane, signposted Timbersbrook. After 0.3 miles take another slight right turn on to Crouch Lane and at the junction take a further right on to Weathercock Lane. The driveway for Tanners Cottage will be found on the left hand side, shortly after the turning for Acorn Lane.

