



BRITISH
PROPERTY
AWARDS
2018 & 2019

★★★★★
GOLD WINNER

ESTATE AGENT
IN CONGLETON

Timothy a
brown

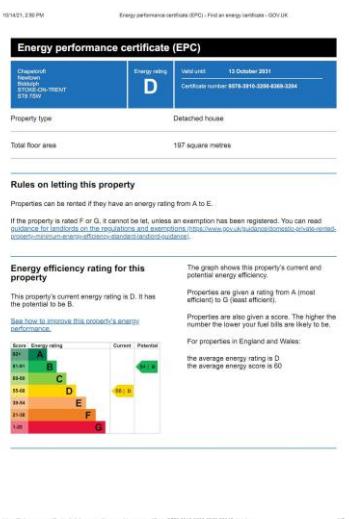


AWARDED FOR
MARKETING | SERVICE | RESULTS



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 202.2 m² ... 2177 ft² (excluding veranda, garage)



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

Timothy a
brown

www.timothyabrown.co.uk



Chapel Croft

Newtown Road, Biddulph Park, Biddulph,
Staffordshire ST8 7SW

Selling Price: £750,000

- FABULOUS RENOVATED DETACHED FAMILY HOME
- CONVERTED METHODIST CHAPEL
- FIVE BEDROOMS / FIVE EN SUITES
- THREE RECEPTION ROOMS
- LARGE DETACHED GARAGE & OUTBUILDINGS
- EXTENSIVE DRIVEWAY & PARKING AREAS
- GROUNDS & GARDENS TOTALLING APPROX 0.5 ACRES
- RURAL LOCALITY OF BIDDULPH PARK WITH IMPRESSIVE VIEWS

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR SUPERB INTERACTIVE 360 DEGREE VIDEO TOUR A SYMPATHETICALLY RENOVATED METHODIST CHAPEL CONVERTED TO A FABULOUS FAMILY HOME, OFFERED TO THE MOST EXACTING STANDARDS. GROUNDS AND GARDENS EXTENDING TO APPROX 0.5 ACRES. FIVE BEDROOMS, FIVE EN SUITES. LOUNGE. DINING ROOM. OFFICE. STUNNING OPEN PLAN LIVING KITCHEN. LARGE DETACHED GARAGE. OUTBUILDINGS. PLENTIFUL PARKING AREAS. PICTURESQUE HAMLET OF BIDDULPH PARK WITH QUICK ACCESS TO CONGLETON, BIDDULPH, MACCLESFIELD AND LEEK.

Chapel Croft is a wonderfully positioned Ecclesiastical property with a plethora of high quality accommodation and outbuildings with complementing grounds totalling approx. 0.5 acres. Discreet approach and impressive views.

A place in the country, located within the picturesque rural locality Biddulph Park, surrounded by countryside, enjoying views across meadowland and positioned close to Bosley Cloud, a prominent hill owned by the National Trust, popular with ramblers and local folk who, once at its pinnacle, enjoy the breathtaking, far reaching views over adjoining counties and the Peak District. The twisting country lanes are interesting to explore and offer enjoyable walks and are suitable for horse riding, as are the well known walking routes of the 'Gritstone Trail' and Staffordshire Way nearby, Rudyard Lake with Steam Railway and the Biddulph Valley Way bridle path. Practically the towns of Macclesfield, Leek and Congleton are within 12, 9 and 3 miles respectively, with Manchester Airport some 20 miles away offering flights to worldwide destinations.

The main town of Macclesfield has a mainline railway station (London Euston in approx 1hr 45mins), excellent schools including Beech Hall Preparatory School, Kings School and a range of highly regarded secondary schools. The town offers an array of high street stores, shops, bars and restaurants. The historic market town of Leek is just a short drive away, with its cobbled market place, unspoilt architecture and variety of independent shops, antiques and award winning tea shops. Leek is home to speciality producers of a variety food and drink. Traditional markets can be found in the restored indoor Victorian Butter Market and outdoor in the Market Place, with an antique and collectors' market held outdoors each Saturday, a monthly 'Leek



Farmers and Craft Market' and 'Totally Locally' Sunday market. Equally Congleton has a thriving range of facilities. Congleton railway station also provides links to the national rail network and connections to frequent expresses to London.

Outside, as befits a residence of such calibre and as mentioned above, are the private and formal gardens, which will only truly be appreciated with the undertaking of a viewing, and by viewing our [ONLINE VIDEO TOUR](#).

There is an extensive driveway which allows parking for numerous vehicles, motor home, caravans, trailers, horse boxes etc. Outbuildings include a detached double GARAGE and a separate detached store and W.C.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Stained hardwood front entrance door with upper glazed panel to:

ENTRANCE PORCH : Fully integral front reception porch with sandstone feature to one wall and Yorkshire stone base. Double glazed feature window to side aspect. Hardwood stained door with complimentary wrought iron furniture. Power point.

RECEPTION HALL : Double panel central heating radiator. Two double power points. Smoke alarm. Rustic brick feature wall to one wall. Staircase leading off.

BEDROOM 13' 9" x 7' 6" (4.19m x 2.28m) to include en suite : Deep recessed double glazed side window with stone sill. Power point. Double panel central heating radiator.

EN SUITE : Half tiled walls. Fitted matching low level W.C., wash basin and recessed corner shower cubicle with Triton T80 si electric shower and folding door. Glazed medicine cabinet. Electric shaver point. Extractor fan. Mottled ceramic tiled floor.

LOUNGE 16' 10" x 14' 6" (5.13m x 4.42m) : Two double glazed windows with stone sills to side aspect. Three wall light points. Period style granite fireplace and hearth slab. Fitted period style electric log effect heater. Two double panel central heating radiators. Rustic brick to one wall. Polished oak plank floor. Power points. Television aerial point. Understairs cupboard. Two stained panelled and glazed access doors.

DINING ROOM 20' 0" x 10' 7" (6.09m x 3.22m) : Two double glazed windows with deep stone sills. Two double panel central heating radiators. Power points. Television aerial point. Polished oak plank floor. Two stained hardwood entrance doors with glazed panels. Three wall light points. Rustic brick feature wall to one wall.



OFFICE 7' 0" x 6' 0" (2.13m x 1.83m) : Double glazed side window with deep stone sill. Double panel central heating radiator. Power point. Wall light point. Hardwood entrance door with obscured glazed panel.

OPEN PLAN KITCHEN/LIVING ROOM 25' 6" x 14' 7" (7.77m x 4.44m) : Working surfaces comprise Howarth patterned granite tops with sunken Belfast sink unit and mixer tap. Light oak cupboards and drawers beneath and double wall cupboard over. Matching island unit with cupboards and drawers beneath and breakfast bar to one side incorporating Britannia 6 burner electric ceramic hob unit and double oven beneath. Two exposed sandstone wall features. Double glazed window. Polished stone floor. Power points. Television aerial point. Three suspended ceiling lights. Danskan solid fuel coal and log burner. Recessed cupboard and wall light. Electric underfloor heating beneath stone floor to both areas. Period style central heating radiator to conservatory area. 4 ceiling mounted recessed speakers which can be linked to the Hi-fi system and radio. Stained door down to the cool pantry.

REAR ENTRANCE HALL AREA 7' 10" x 6' 11" (2.39m x 2.11m) :

UTILITY ROOM 11' 11" x 6' 6" (3.63m x 1.98m) : Single drainer double stainless steel sink unit with mixer tap set in base unit with oak cupboard and drawer. Roll edge plastic laminate working surfaces with matching triple cupboard over. Space for washer/dryer. Space for upright fridge freezer. Mistral oil fueled central heating boiler. Stainless steel wall heater. Patterned tiled floor. Power points.

ADJOINING EN SUITE BEDROOM 20' 9" x 8' 11" (6.32m x 2.72m) to include en suite : Double glazed window to side aspect. Sandstone feature wall to one wall. Double panel central heating radiator. Power points. Television aerial point. Wood grained plank vinyl floor.

EN SUITE : Fully tiled. Luxury corner bath. Triton T80 si electric shower with folding screen. Pedestal wash hand basin. Electric illuminated shaver point. Stainless steel heated towel rail. Grey tiled floor.

First floor : LANDING : 4 double glazed windows. Power points.

BEDROOM 2 15' 3" x 10' 6" (4.64m x 3.20m) including en suite : Three double glazed windows. Double panel central heating radiator. Power points. Stained panelled door.

EN SUITE : Partly ceramic tiled walls. Tiled floor. Matching suite comprising low level W.C., pedestal wash basin and corner shower unit with Triton T80 si electric shower unit. Chrome heated towel rail.

BEDROOM 3 12' 5" x 10' 5" (3.78m x 3.17m) : Three double glazed windows. Double panel central heating radiator. Power points. Stained panelled door.

BEDROOM 4 20' 0" x 10' 4" (6.09m x 3.15m) : Four double glazed windows. Double panel central heating radiator. Power points. Stained panelled door.

EN SUITE : Low level W.C., panelled bath with shower head and screen and vanity wash basin. Chrome heated towel rail. Electric shaver point.

Outside : FRONT : The premises are adjacent to the road behind a mixed hawthorn cypresses hedge and low stone wall. Two stone pillars guard the entrance of cobbled setts leading to a large concrete parking area for several vehicles. There is lawn and cultivated borders adjoining.

DETACHED GARAGE/WORKSHOP 36' 0" x 15' 0" (10.96m x 4.57m) internal measurements : Light and power. Adjacent log store.

REAR : Lawn garden with beech hedge boundary. The rear utility area comprises a concrete paved patio which is partly covered. Cold water tap. Storage shed with adjoining W.C. The rest of the commodious rear garden is lawned and bounded by beech hedgerow. Half way down the rear garden are double wooden gates leading to the driveway which there is right of way onto Newton Road.

SERVICES : Mains water, drainage and electric are connected. Oil fired central heating.

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

EN SUITE : Partly ceramic tiled walls. Tiled floor. Matching suite comprising low level W.C., pedestal wash basin and corner shower unit with Triton T80 si electric shower unit. Chrome heated towel rail.

BAND: E

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: From our offices proceed along West Street turning right into Antrobus Street and then left on to Mill Street. At the roundabout take the third exit onto Mountbatten Way and continue through the traffic lights to the next roundabout. Take the third exit and proceed through the traffic lights and continue towards Biddulph on the A527 passing Congleton Railway Station. At the next traffic lights turn left onto Reades Lane and proceed down the hill and up the other side passing the Coach and Horses public house junction take the next right into Cherry Lane which becomes Overton Road, then left onto Biddulph Common Road. Proceed over the crossroads onto Newtown Road where the property will be found 100 yards along on the right hand side.

