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24 Colehill Bank
Congleton, Cheshire CW12 3AD

Offers in Excess of £375,000

- NO ONWARD CHAIN
- RENOVATED 5 BEDROOM PERIOD DETACHED RESIDENCE
- OVER 1600 SQ FT LAID OVER 3 FLOORS
- 3 BATHROOMS, 2 RECEPTION ROOMS
- LIGHT FILLED BREAKFAST KITCHEN
- GARDEN OFFICE
- DOUBLE WIDTH DRIVEWAY & GARAGE FOR STORAGE
- VICTORIAN COURTYARD, GARDENS & PATIO AREA

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO ONWARD CHAIN

A FABULOUS FIVE BEDROOMED PERIOD DETACHED HOME WITH GENEROUS ACCOMMODATION LAID OVER THREE FLOORS. HAVING BEEN SUBJECT TO MAJOR RENOVATION OVER RECENT YEARS; PRESENTING AND TRANSFORMING IT TO NOW EXACTING STANDARDS, AND ONE WHICH WE FEEL SURE WILL PROVE DIFFICULT TO MATCH! N.B. Furniture is available by separate negotiation.

This is a truly splendid conversion of over 1600sqft of Georgian property steeped in history, built circa 1760, and for many years was The Globe Inn public house, serving the thirsty residents of Congleton, then being converted into a family home in 1921.

Over a period of recent years the property has been subject to a mammoth renovation project, now offered with grandeur and modern comfort, a great recipe for stylish family living. Amongst its traditional features are its tall lofty ceilings, twisting and turning staircases, substantial exposed oak beams, cast iron fireplaces, large internal pine doors, and much more!!

It is a home which has been lovingly restored, continuously and meticulously maintained. You will be hard pressed to find a family sized home positioned in such a practical locality, with such array of conveniences laid out on its doorstep, as it's literally only a couple of minutes' walk of the town centre with its ever increasing selection of shops, bars and restaurants as well as being only a short walk to the “award winning” Congleton Park. A majestic place, with children’s play areas, playing fields and the eclectic bar/restaurant “Stock at The Pavilion”, which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

The town centre boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists. With Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road.

24 Colehill Bank is tucked away nicely in a distinctly elevated positioned, with some interesting views, a useful double width driveway to the side AND garage for storage. There's a paved rear



courtyard and fantastic rustic gardens laid with artificial grass, a slate chipping laid patio, chilling out area and even a GARDEN OFFICE.

The main front entrance delivers you to the entrance vestibule, which then opens to the cosy lounge with cast iron stove and exposed oak beams, with the separate dining room found to the front. A second door leads to a useful utility and a separate ground floor shower room. Through full length oak framed glazed doors is the breakfast kitchen, with the vendors having extended the property to create the light filled kitchen area with stunning roof lantern, and which has the breakfast area off. From this room is a door with stone steps leading down to the cellar. The inner hall, with twisting and turning original oak staircase, leads to the various floors, with bedroom 3 being the first you'll find. The 1st floor landing provides bedrooms 2 and 4, both of which are served with the modern family bathroom. The second floor offers the principal bedroom; a fantastic sized bedroom with a multitude of bespoke handmade and fitted oak bedroom furniture of wardrobes and drawers. Completing this floor is bedroom 5 and a separate modern shower room.

All in all this is an extremely desirable property in a highly respected area and so now, all that is left to do is for you to arrange an appointment to view.....call us, we'd love to help you!!

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE : Hardwood panelled door with opaque double glazed upper panels.

VESTIBULE : Single panel central heating radiator. 13 Amp power points. Panelled and glazed door to:

LOUNGE 15' 7" x 13' 3" (4.75m x 4.04m) : PVCu double glazed bow window to front aspect. Exposed oak beam to ceiling. Double panel central heating radiator. 13 Amp power points. Television aerial point. Exposed brick fireplace having polished cast iron fire surround with multi fuel stove inset. Oak framed and glazed French doors and matching fixed side panels to breakfast kitchen.

DINING ROOM 10' 9" x 10' 8" (3.27m x 3.25m) : PVCu double glazed bow window to front aspect. Exposed oak beam to ceiling. Double panel central heating radiator. Built in oak cupboard to one alcove. 13 Amp power points. Oak effect tiled floor.

UTILITY 7' 9" x 7' 0" (2.36m x 2.13m) : Low voltage downlighters inset. Cream fronted shaker style base drawers with wood effect preparation surfaces over with composite sink inset, mixer tap and with glazed metro tiles to splashbacks.



Centrally heated towel radiator. Tall pantry cupboard. Space and plumbing for washing machine. Space for freezer. Oak effect tiled floor.

SHOWER ROOM 7' 5" x 4' 2" (2.26m x 1.27m) : PVCu double glazed opaque window to rear aspect. Modern white suite comprising: low level w.c., pedestal wash hand basin and double sized shower cubicle housing a mains fed shower with glass sliding door. Chrome centrally heated towel radiator. Tiled to splashbacks. Cupboard housing Main combination gas central heating boiler.

BREAKFAST KITCHEN 22' 7" x 11' 0" (6.88m x 3.35m) Overall :

Breakfast Area 11' 3" x 11' 0" (3.43m x 3.35m) : Exposed oak beam to ceiling. Low voltage downlighters inset. Extensive range of cream fronted shaker style base and larder units, and glass fronted display cabinets with wood effect preparation surfaces over with black glazed metro tiles to splashbacks. 13 Amp power points. Oak effect tiled floor. Electric kickboard heater. Door to cellar. Oak framed and glazed door to inner hall.

Kitchen Area 10' 3" x 10' 0" (3.12m x 3.05m) : PVCu double glazed ceiling lantern. Low voltage downlighters inset. Extensive range of cream fronted eye level and base drawers having wood effect preparation surfaces over with composite one and a half bowl sink unit inset. Built in 5 ring gas hob with integrated extractor hood over. Built in electric fan assisted oven/grill with combination microwave above. Space and plumbing for dishwasher. Glazed black metro tiles to splashbacks. 13 Amp power points. Oak effect tiled floor. Electric kickboard heater. PVCu double glazed French doors to courtyard.

CELLAR 10' 9" x 10' 7" (3.27m x 3.22m) : Power and light.

INNER HALL : Return staircase to first floor with tall PVCu double glazed window at half landing. Contemporary space saver radiator. Oak effect tiled floor. Panelled door with leaded and glazed upper panels opening to rear courtyard.

HALF LANDING : Door with steps up to bedroom 3.

BEDROOM 3 REAR 11' 8" x 11' 1" (3.55m x 3.38m) : PVCu double glazed window to rear aspect with lovely garden views. Tall ceilings with exposed oak beam. Single panel central heating radiator. 13 Amp power points.

First Floor Landing : Return staircase to second floor. 13 Amp power points. PVCu double glazed window to rear aspect at half landing.

BEDROOM 2 FRONT 16' 0" x 11' 9" (4.87m x 3.58m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature cast iron fireplace. Original exposed floorboards.

BEDROOM 4 FRONT 11' 0" x 10' 8" (3.35m x 3.25m) : PVCu double glazed window to front aspect. Exposed oak beam to ceiling. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 9" x 5' 5" (2.36m x 1.65m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level w.c. with concealed cistern, wash hand basin set in vanity unit with cupboard below. Panelled bath with bath/shower mixer. Tiled to splashbacks and floor. Chrome centrally heated towel radiator.



Second Floor Landing : Low voltage downlighters inset. 13 Amp power points.

BEDROOM 1 FRONT 14' 1" x 11' 7" (4.29m x 3.53m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Bespoke custom-made oak bedroom furniture comprising: two double and one single wardrobe and two banks of chests of drawers fitted to each alcove. Exposed oak beams to ceiling.

BEDROOM 5 FRONT 10' 10" x 10' 0" (3.30m x 3.05m) : PVCu double glazed window to front aspect. Exposed oak beam to ceiling. Double panel central heating radiator. 13 Amp power points..

SHOWER ROOM 7' 0" x 5' 3" (2.13m x 1.60m) : Exposed oak beam to sloping ceiling. Low voltage downlighters inset. Modern white suite comprising: low level w.c. with concealed cistern and ceramic wash hand basin set in vanity unit with bespoke handmade oak cupboards below. Enclosed corner shower cubicle housing a mains fed shower. Chrome centrally heated towel radiator.

Outside :

FRONT : Steps up to front door.

DRIVEWAY : Hardstanding double width driveway providing parking for two cars.

GARAGE 7' 5" x 7' 2" (2.26m x 2.18m) Internal Measurements : (For storage purposes only.) Double doors. Light.

REAR : Enclosed courtyard laid with traditional blue paviers. External power point and lighting. Cold water tap. Gated access to front. Brick built store (former boiler house) measuring 6ft 7in x 6ft 7in. Brick steps with stone treads which lead up to the main gardens.

MAIN GARDENS : A lovely elevated position with the mature gardens laid extensively to artificial grass with deep well stocked flower borders formed with low level dry stone walls. To the far corner is a slate chipping laid seating area.

SUMMER HOUSE/GARDEN OFFICE 12' 1" x 9' 0" (3.68m x 2.74m) : Insulated and boarded, with power and light. Window to side. Wood panelled and glazed French doors to front.

TENURE : Freehold (subject to solicitors' verification).

SERVICES : All mains services are connected (although not tested).

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: From our offices proceed along West Street turning right into Antrobus Street and then left onto Mill Street. At the roundabout take the third exit onto Mountbatten Way bearing right at the traffic lights and continue through the pelican crossing onto High Street. Turn right opposite the Town Hall onto Canal Street and the property will be found elevated on the left hand side clearly identified by our For Sale board (opposite Burns Ford Sales Centre).

