



Energy performance certificate (EPC)

Spout House Farm Key Green CONGLETON CW12 3PZ	Energy rating D	Valid until 8 March 2030
		Certificate number 0106-1959-0522-6906-4703

Property type
Semi-detached house

Total floor area
228 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-rental-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

[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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Spout House Farm, Middle Lane,
Key Green, Congleton,
Cheshire CW12 3PZ

Selling Price: Offers in Excess of
£2,000,000

- ATTRACTIVE STONE BUILT INVESTMENT OPPORTUNITY
- SET WITHIN PICTURESQUE RURAL AREA OF APPROX 11 ACRES
- TWO LUXURY HOLIDAY LETS
- EQUESTRIAN CENTRE WITH QUALITY STABLING FOR 8 HORSES
- LARGE DETACHED GARAGE
- FISHING & DUCK PONDS

FOR SALE BY PRIVATE TREATY (Subject to contract)

An attractive, stone built rural property, with TWO additional holiday lets, equestrian centre with quality stabling for 8 horses and a large menage area, all set within approximately 11.3 acres (4.57 ha) of stunning Cheshire countryside, this property absolutely must be viewed to be appreciated in its entirety.

The property comprises of over 4400 ft sq (408.8 m2) of luxury living space, with a total indoor area of approximately 7150 ft sq (664.3m2) the four-bedroom main property, a recently renovated two-bedroom holiday let ‘The Hayloft’ and a one-bedroom holiday let ‘The Saddlery’, utility space (currently used as a home gym) along with its large detached double garage, main stables with tack room; additional stabling and storeroom.

As you enter the estate through the electric gates, you are met by a long sweeping driveway with the main property gracefully positioned to your front, Olympic size equestrian arena to one side with stables beyond, there is also a charming duck pond and fishing lake measuring a 1/3 of an acre stocked with large carp all set in over 11 acres (4.57 ha) of picturesque land.

Location - The market town of Congleton, in the foothills of the Peak District, is a small, thriving old textile town straddling the River Dane and serves a large rural community. It has a comprehensive range of shopping, recreational and commercial facilities and is well placed for access to Macclesfield, Wilmslow and Manchester. Junction 17 on the M6 is about 9 miles away and provides convenient access to The Potteries and to the commercial and industrial centres of the Northwest. There are local primary and secondary schools in Congleton and private schools in Macclesfield and South Manchester, many of which provide coach services locally.

Income – We are advised that the DIY only livery currently has an income of £800 per month, with ‘The Hayloft’ having an income of £190 per night and ‘The Saddlery’ having an income of £130 per night. We are also informed both holiday lets are rented out very regularly with ‘The Hayloft’ being exceptionally popular following its late renovation.



Viewings - We advise all discerning viewers to note that, as the holiday lets are in very high demand, we may have to ask that you wait a number of days or weeks before being able to view, therefore please make your interest known as soon as possible to avoid potentially missing the opportunity to attend a viewing.

*All measurements are approximate and subject to solicitors’ verification.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE PORCH 4' 10" x 4' 6" (1.47m x 1.37m) : Timber door to porch. Stone flagged floor. Door to hall.

ENTRANCE HALL 8' 10" x 5' 5" (2.69m x 1.65m) : Radiator. 13 Amp power points. Timber effect floor. Door to:

RECEPTION ROOM 18' 2" x 23' 2" (5.53m x 7.06m) : Split to make dining room and lounge. Feature stone fireplace. Exposed beams. Four radiators.

OFFICE 10' 7" x 8' 11" (3.22m x 2.72m) : Radiator. Feature stone wall. Exposed beams.

DINING/RECEPTION ROOM 13' 3" x 16' 0" (4.04m x 4.87m) : Fire place with cast iron wood burner. Stone floor. French doors to rear. Radiator. Beams to ceiling.

HALLWAY : Turned staircase with cupboard below. Radiator. Door to various rooms.

CLOAKROOM 7' 3" x 7' 0" (2.21m x 2.13m) plus fitted cupboard space : Fitted Belfast sink. Low level W.C. Chrome heated towel rail/radiator.

PORCH 6' 0" x 3' 9" (1.83m x 1.14m) : Door to outside.

KITCHEN/BREAKFAST 11' 10" x 15' 3" (3.60m x 4.64m) : Fully fitted with quality base and eye level units inset. Belfast sink. Integrated fridge and dishwasher. Under unit lighting. Space for Range cooker with brick fireplace. Tiled floor.

UTILITY ROOM 8' 0" x 9' 4" (2.44m x 2.84m) : Matching base and eye level unit with space and plumbing for washing machine, dryer and large freezer. Under unit lighting. Door to outside front. Wooden decking. Tile floor.

First Floor Landing : Doors to principle rooms. Exposed beams. Two radiators.



BEDROOM 1 MASTER SUITE 16' 6" x 11' 11" (5.03m x 3.63m) : Fitted mirror fronted sliding doors to double wardrobes. Two radiators.

EN SUITE 10' 3" x 8' 10" (3.12m x 2.69m) : Luxury white suite comprising low level W.C., large tub style bath with jets and telephone shower tap, wash hand basin set in vanity unit and large corner shower. Chrome radiator. Half tiled walls. Heated tiled floor.

FAMILY BATHROOM 12' 9" x 6' 11" (3.88m x 2.11m) : Luxury white suite comprising white tub bath, feature shower tap, low level W.C., and corner shower. Radiator. Double doors to fitted cupboard.

BEDROOM 2 13' 5" x 12' 9" (4.09m x 3.88m) : Feature cast iron fireplace. Radiator. Beams to ceiling.

BEDROOM 3 17' 9" x 10' 2" (5.41m x 3.10m) : Feature cast iron fireplace. Two doors to fitted cupboards/wardrobes. Two radiators.

BEDROOM 4 9' 3" x 8' 6" (2.82m x 2.59m) : Radiator.

SHOWER ROOM 9' 1" x 7' 3" (2.77m x 2.21m) : Attractive white suite comprising dual wash hand basin, set in vanity unit, low level W.C. and large shower cubicle. White radiator/towel rail. Tiled walls. Tiled floor.

DETACHED GARAGE 19' 10" x 30' 2" (6.04m x 9.19m) : Two electric up and over doors. Power and light. Pedestrian door.

THE HAYLOFT :

ENTRANCE : Hardwood door to:

HALL 14' 9" x 8' 10" (4.49m x 2.69m) : Low voltage downlighters. Double panel central heating radiator. 13 Amp power points. Hardwood and glass panel staircase leading to first floor. Hardwood door to a small storage room.

OPEN PLAN LOUNGE KITCHEN AREA 23' 8" x 17' 7" (7.21m x 5.36m) : Traditional wood beams. PVCu double glazed windows to side and rear. Low voltage downlighters. Feature stone wall. Double panel central heating radiator. Tiled splashbacks in kitchen area. Range of base and eye level units. Built-in microwave and oven. Gas hob with extractor hood over. Sink with mixer tap. 13 Amp power points. Built-in fridge freezer and dishwasher.

BEDROOM 1 SIDE 11' 1" x 8' 6" (3.38m x 2.59m) : Low voltage downlighters. PVCu double glazed window to side. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 SIDE : Low voltage downlighters. Frosted PVCu double glazed window to side. Double panel central heating radiator. 13 Amp power points.



BATHROOM 9' 6" x 5' 4" (2.89m x 1.62m) : Low voltage downlighters. Extractor fan. PVCu double glazed window to side. Heated towel rail. Shower corner cubicle with rainfall shower head. Low level W.C. Stylish stone sink with mixer tap.

THE SADDLERY :

ENTRANCE : Hardwood door to:

HALL 11' 10" x 6' 9" (3.60m x 2.06m) : Low voltage downlighters. Double panel central heating radiator. Hardwood stairs to first floor.

SEPARATE W.C. 7' 4" x 5' 3" (2.23m x 1.60m) : Low voltage downlighters. Double panel central heating radiator. Glass corner shower cubicle. Low level W.C. Sink with mixer tap. Extractor fan.

LOUNGE/KITCHEN 18' 10" x 12' 8" (5.74m x 3.86m) : Large traditional wooden beams. Spot lights. Wood double glazed windows to front and side. Double panel central heating radiator. 13 Amp power points. Tiled splashbacks to kitchen area. Built-in oven and gas hob. Extractor hood. Sink with mixer tap.

BEDROOM 1 FRONT : Wood double glazed window to front. Spot lights. 13 Amp power points. Double panel central heating radiator.

Outside Front :

STABLE 59' 0" x 28' 0" (17.97m x 8.53m) approx : Stable for six horses.

TACKING ROOM 14' 3" x 11' 0" (4.34m x 3.35m) : Power and lighting. 13 Amp power points.

LOUNGE VIEWING AREA 28' 0" x 14' 4" (8.53m x 4.37m) : PVCu double glazed windows over stable and arena. Kitchen area with sink. 13 Amp power points.

SECOND STABLE : For 2 horses and store room.

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

TENURE : Freehold (subject to solicitors verification)

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

TAX BAND: G

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 3PZ

