



Noonstone

Tunstall Road, Timbersbrook,
Congleton, Cheshire CW12 3QB

Guide Price £1,500,000

- MAJESTIC & IMPRESSIVE PROPERTY SET IN 2.18 ACRES
- APPROX 6242 FT SQ OF FLEXIBLE LIVING SPACE
- 6 BEDROOMS, 5 RECEPTIONS, 3 BATHROOMS
- IDEAL FOR EQUESTRIAN USE - PADDOCK & 6 STABLES
- SPECTACULAR PANORAMIC VIEWS OVER CHESHIRE PLAIN
- MATURE GARDENS, EXTENSIVE TERRACE & SUMMER HOUSE
- CLOSE TO BOSLEY CLOUD IN RURAL TIMBERSBROOK
- A SECOND PADDOCK CAN BE RENTED ANNUALLY FROM THE NATIONAL TRUST

FOR SALE BY PRIVATE TREATY (Subject to contract)

'Grand Designs, Location Location Location, A Place In The Country!'

This striking and quite unique property is believed to date from 1805 - Noonstone is a majestic and impressive country residence amounting to 6242 ft sq (580 m sq) of living space, in a commanding, elevated setting within nearly 2.18 acres (0.882 ha) of garden and paddock, and would certainly be the feature property on any of these well known TV shows and this is your chance to take the rare opportunity of owning such a special home! A second paddock can be rented on an annual basis from the National Trust of almost an acre. Looking for spectacular panoramic views both far and wide which extend over the Cheshire Plain and beyond to the Welsh Mountains? Then look no further...the views from Noonstone will leave you in awe!

The property has an interesting history, having been a wayside inn during the 19th century until losing its license in 1897. In the 1920's it became a Gentleman's Residence and it is apparent this reincarnation was carried out with little regard to cost. Canadian oak floors, staircase and balustrade, internal doors and fitted cupboards were installed and the rooms configured for entertaining on a lavish scale including a 43' reception hall, a 34' drawing room and a billiards room. The design ensured the principal rooms

took full advantage of the breathtaking sunsets and extensive views.

Noonstone in the 21st century is a tremendous family home, with superbly proportioned rooms and flexible first floor accommodation which allows either 7 bedrooms with 3 bathrooms or 5 bedrooms with 2 bathrooms and a separate suite of a reception/sitting room, bedroom, bathroom and a kitchen.

Externally is a front and side terrace, a lawn (formerly a tennis court) with lovely views, with a pavilion/summer house, stabling and garaging. The gardens include the full width terrace to the front, well stocked borders and a wide variety of flowering shrubs, bushes and specimen trees.

The lower ground floor houses the oil tanks and boiler. The range of outbuildings includes garaging, car ports, a workshop, 6 stables and a summer house overlooking the former grass tennis court.

The solid oak front door opens to an internal porch and then into a wide and welcoming entrance vestibule with a built in oak cloaks cupboards and Canadian oak floors which extend into the reception hall. This splendid area extends to the rear into a bay with a semi cupola glazed roof and has a magnificent turning oak staircase. Oak panelled doors lead off to the principal



reception rooms and double doors lead to the billiards room. The drawing room has a period fireplace and a superb octagonal bay to maximise the view. The dining room similarly has a deep bay, oak floor and a period fireplace. A study also lies to the front of the house. The breakfast kitchen/family room has a comprehensive range of bare oak door base & wall cupboards with a central island with granite surfaces over, integrated appliances and is complemented by a Butler's Pantry and a utility room which has an access door to the rear porch.

On the first floor the landing gives access to the 5 principal bedrooms and 2 bathrooms including a master suite with a French door to a balcony, a dressing room and an en-suite bathroom with secondary access from the second dressing room. The self-contained suite of rooms includes a kitchen/laundry, 3rd bathroom with original Art Deco suite, reception room with double French doors to a balcony and a further double bedroom with a Juliet balcony. These could of course simply be utilised as 2 bedrooms.

On the lower ground floor the cellar houses the oil tanks and boiler. The range of outbuildings includes garaging, car ports, a workshop, 6 stables and a summer house overlooking the lawn.

Noonstone is located on the western side of Bosley Cloud in Timbersbrook, which stands behind the rear paddock of the house, enjoying an elevated setting with far reaching westerly views over the Cheshire Plain. Timbersbrook is a pretty stone built village, surrounded by beautiful countryside and situated on the 'Gritstone Trail', a well known local walk. The Macclesfield Canal below Bosley Cloud has a tow path providing a pleasant walking/cycling route and extends to the major canal networks.

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 North West. There are local primary and secondary schools in Congleton and private schools in Macclesfield and South Manchester, many of which provide coach services locally.

The accommodation briefly comprises
(all dimensions are approximate)

Oak front door to: :

INTERNAL PORCH : Door to:

VESTIBULE : Original oak panelled timber door. Cloaks cupboard.

T SHAPED HALL 43' 6" x 24' 7" (13.25m x 7.49m): A grand entrance to the property with feature Arts and Crafts staircase with cupboard Canadian oak timber floor. Original oak panelled doors to the principal rooms.

READING AREA 15' 0" x 5' 7" (4.57m x 1.70m): Feature dome shaped bay with opaque glass roof.

DRAWING ROOM / RECEPTION 34' 2" x 23' 1" (10.41m x 7.03m) max: Coving to ceiling. Magnificent room with large corner bay window. Feature period fireplace. Oak timber floor. French style door to outside.

BILLIARD ROOM 24' 2" x 20' 5" (7.36m x 6.22m) max: Coving to ceiling. Double doors from hall. Oak timber floor. Solid oak corner bar servery. Original E J Riley of Accrington billiard table.

CLOAKROOM/W.C. 10' 5" x 5' 9" (3.17m x 1.75m): White suite comprising: low flush w.c. and pedestal wash hand basin.

STUDY 14' 1" x 10' 8" (4.29m x 3.25m): Open feature Art Nouveau fireplace. Oak timber flooring.

DINING ROOM 19' 11" x 18' 7" (6.07m x 5.66m) max: Feature box bay window. Feature period fireplace. Oak timber floor. Second door with feature serving hatch from inner service hall.

INNER HALL : Fitted cupboard incorporating meters. Parquet floor.

BUTLER'S PANTRY 9' 6" x 5' 10" (2.89m x 1.78m): Original base unit with doors and eye level display cabinet. Parquet flooring.

UTILITY ROOM 8' 0" x 8' 0" (2.44m x 2.44m): Fitted with a range of base and eye level units. Inset Belfast sink. Integrated freezer and fridge. Quarry tiled floor. Door to rear porch having tiled floor and door to outside.

KITCHEN 21' 1" x 12' 0" (6.42m x 3.65m): Oak fitted kitchen with granite working surfaces. Integrated dishwasher, fridge and freezer. Inset sink with mixer tap. Central island bar. Fitted electric Range style cooker. Tiled floor with heating. Feature Calor gas fire.

FAMILY ROOM 18' 0" x 12' 0" (5.48m x 3.65m): Double French door to outside. Feature Calor gas fire. Door to inner hall. Underfloor heating.

First Floor :

LANDING : Oak timber flooring. Panelled doors to principal rooms.

BEDROOM 1 18' 6" x 13' 6" (5.63m x 4.11m): Oak timber floors. Door to balcony.

DRESSING ROOM 1 13' 5" x 8' 6" (4.09m x 2.59m): Oak timber flooring. Door to bathroom.

EN SUITE BATHROOM 13' 5" x 6' 0" (4.09m x 1.83m): White period style suite comprising: low flush w.c., pedestal wash hand basin and claw foot bath with shower mixer tap. Separate shower enclosure. Two feature chrome towel radiators. Half tiled walls. Tiled floor. Door to dressing room 1.

BEDROOM 2 18' 8" x 14' 2" (5.69m x 4.31m): Feature fireplace. Pedestal wash hand basin.

DRESSING ROOM 2 10' 4" x 9' 6" (3.15m x 2.89m): Oak timber flooring. Shelving and hanging rails. Fitted cupboards. Door to en suite bathroom.

FAMILY BATHROOM 10' 7" x 7' 6" (3.22m x 2.28m): White suite comprising: low flush w.c., wash hand basin set on chrome legged stand and claw foot bath with shower over. Chrome towel radiator. Part tiled walls. Tiled floor.

BEDROOM 3 19' 11" x 14' 3" (6.07m x 4.34m): Feature fireplace.

BEDROOM 4 18' 10" x 14' 3" (5.74m x 4.34m) max: Oak timber floor. Wash hand basin. Feature fireplace.

BEDROOM 6 16' 6" x 10' 4" (5.03m x 3.15m):

BOX ROOM 8' 11" x 5' 10" (2.72m x 1.78m):

Guest Suite :

KITCHEN/LAUNDRY 11' 9" x 6' 6" (3.58m x 1.98m) max: Fitted with a range of base and eye level units. Space and plumbing for washing machine. Doors to:

RECEPTION ROOM 21' 2" x 12' 5" (6.45m x 3.78m): Double front door to railed balcony. Oak timber floor. Fitted cupboards.

BEDROOM 5 13' 2" x 13' 0" (4.01m x 3.96m): Painted timber flooring. Fitted cupboard. Door to Juliette railed balcony.

GUEST SUITE BATHROOM 8' 4" x 5' 11" (2.54m x 1.80m): White coloured suite comprising: low flush w.c., pedestal wash hand basin and panelled bath.

Outside :

FRONT : The property is discreetly positioned behind a stone wall and mature trees and shrubbery, and is accessed off Tunstall Road. Driveway with double electric gates which extends to the front of the house and up to the garaging and stables.

GARDENS & PADDOCK : Approaching 2.18 acres (0.882 ha) of garden and paddock plus a second paddock rented on an annual basis from the National Trust of almost an acre. Front and side terrace, lawn (formerly a tennis court) with lovely views, with a pavilion/summer house, stabling and garaging. The gardens include the full width terrace to the front well stocked borders and a wide variety of flowering shrubs, bushes and specimen trees. Summer house overlooking the former grass tennis court.

CELLAR : Access from outside driveway to door under the front terrace, leading to lobby storage area with access to:

Main cellar storage area 18' 1" x 12' 6" (5.51m x 3.81m):
Larger vaulted area incorporating oil fired boiler and two pressurized hot water cylinders.

GARAGE AND CAR PORT :

Garage 17' 6" x 15' 7" (5.33m x 4.75m):

Workshop 12' 4" x 7' 8" (3.76m x 2.34m):

Stable 1 14' 1" x 7' 10" (4.29m x 2.39m):

Stable 2 14' 1" x 7' 10" (4.29m x 2.39m):

Stable 3 11' 5" x 9' 5" (3.48m x 2.87m):

Stable 4 12' 4" x 11' 7" (3.76m x 3.53m):

Stable 5 12' 4" x 11' 7" (3.76m x 3.53m):

Stable 6 11' 4" x 11' 4" (3.45m x 3.45m):

TENURE : Freehold (subject to solicitors' verification).

SERVICES : Mains electricity and water are connected (although not tested). Oil fired central heating. Drainage via a septic tank.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: H

DIRECTIONS: SATNAV: CW12 3QB

8/12/22, 11:56 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Noonstone The Old Rectory CONGLETON CW12 3QB	Energy rating G	Valid until: 11 August 2032
Certificate number: 9526-3019-9208-3772-2200		

Property type
Detached house

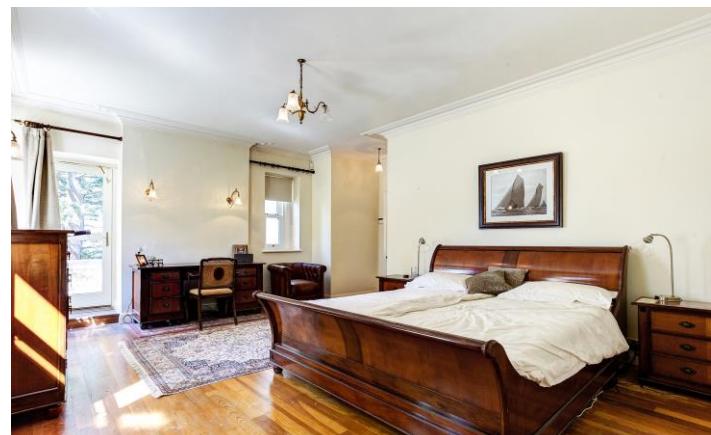
Total floor area
564 square metres

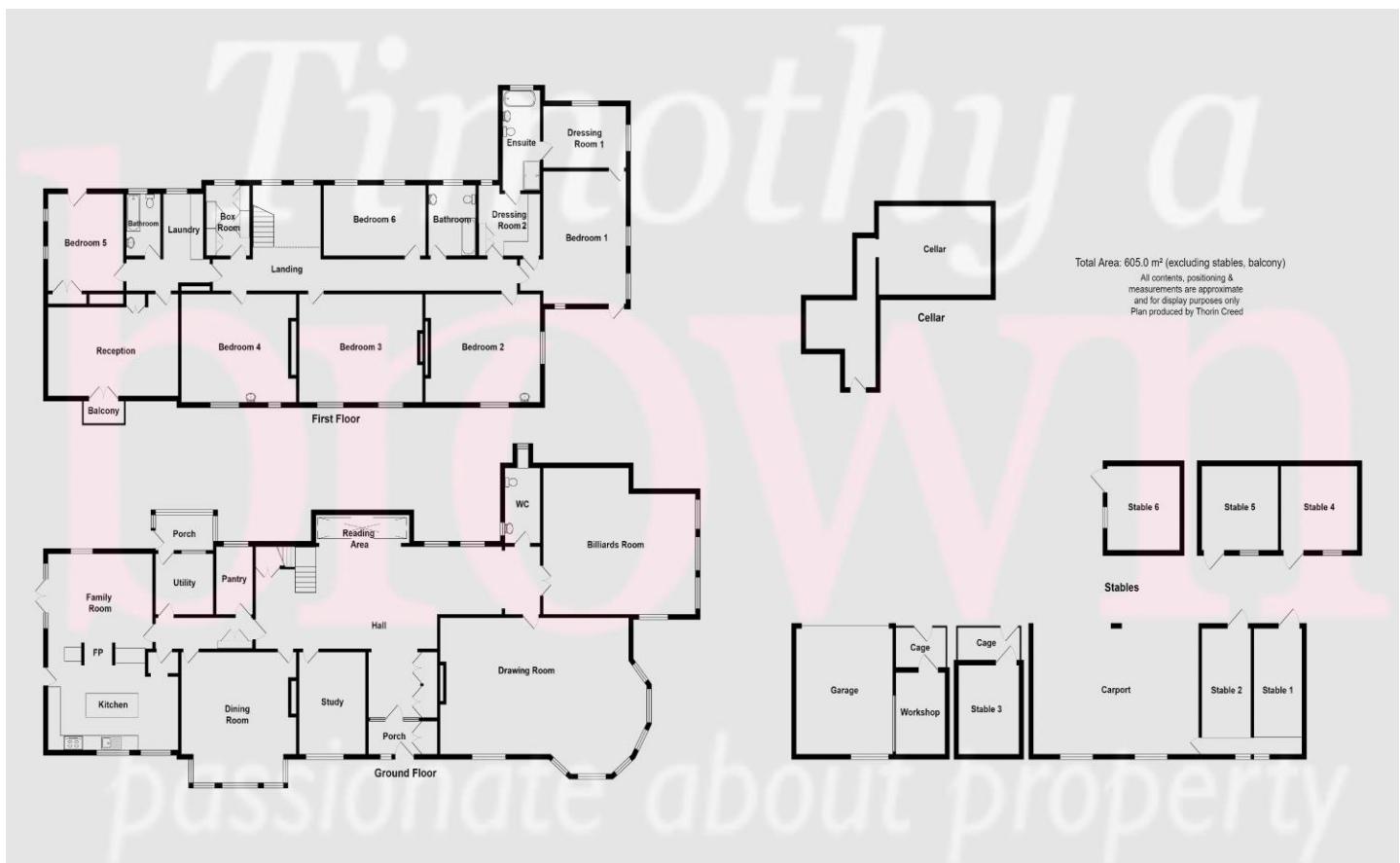
Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. 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>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.





Disclaimer

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