

Energy performance certificate (EPC)

Styehath Dodds Lane Astbury CONGLETON CW12 4RH	Energy rating E	Valid until: 8 February 2036
Certificate number: 9515-3058-3202-4186-6200		

Property type: Detached house
Total floor area: 271 square metres

Rules on letting this property

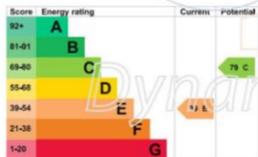
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60



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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Tel: 01260 271255 Email: contact@timothyabrown.co.uk

Styehath, Dodds Lane,
Astbury, Congleton,
Cheshire CW12 4RH

Selling Price: £900,000

- TRADITIONAL CHESHIRE COUNTRY HOUSE
- APPROX. 0.65 ACRE OF MATURE GARDENS
- HIGHLY SOUGHT-AFTER ASTBURY VILLAGE
- FOUR GENEROUS BEDROOMS
- FEATURE WOOD-BURNING STOVE
- VERSATILE LIVING WITH CONSERVATORY
- EXCELLENT LOCAL SCHOOL, PUB & GOLF CLUB
- EASY ACCESS TO CONGLETON & A34

FOR SALE BY PRIVATE TREATY (Subject to contract)

A Distinguished Cheshire Country House in One of Astbury's Most Coveted Settings

Set within approximately 0.65 acre of beautiful gardens, this exceptional country home combines period charm, generous proportions, and an enviable village lifestyle.

This **beautiful traditional country house** offers an exceptional blend of period charm, generous family accommodation, and an enviable village setting in the heart of **Astbury**, one of Cheshire's most picturesque and sought-after locations. Frequently featured on the front cover of Cheshire Life magazine, Astbury perfectly encapsulates rural elegance and community living.

The property is approached through **farmhouse-style gates**, opening onto an extensive pebble driveway that immediately sets the tone. An **oak-framed, glazed entrance porch** leads into a welcoming and spacious reception hall with return staircase, understairs storage, and a series of inner halls that reflect the home's generous proportions.

At the heart of the house is a **magnificent dual-aspect lounge**, featuring a recessed fireplace with brick surround, oak mantle, slate hearth, and a cast iron wood-burning stove — a perfect focal point for cosy evenings. Complementing this is a **formal dining room**, ideal for entertaining, with bay window, coving, and ambient wall lighting.

The property enjoys excellent versatility, further enhanced by a **light-filled conservatory** with French doors opening directly onto the gardens, creating a seamless connection between indoor and outdoor living.

The **breakfast kitchen** is both practical and welcoming, fitted with modern oak-fronted units, preparation surfaces, and integrated appliances, including a Bosch dishwasher. This is supported by a **separate pantry, utility room with Belfast sink**, and a **ground-floor shower room**, making the

layout ideal for busy family life or multi-generational living. An additional rear porch provides access to the **integral garage**.

To the first floor, a striking **galleried landing** flooded with natural light leads to four generously proportioned bedrooms. The **principal bedroom suite** benefits from fitted wardrobes and a private en-suite bathroom, while the remaining bedrooms all enjoy excellent outlooks over the surrounding countryside. A well-appointed **family bathroom** completes the accommodation.

Externally, the grounds are a true highlight. The **main gardens extend to approximately 0.65 acre**, predominantly laid to lawn and framed by mature hedgerows, providing both privacy and a quintessential rural backdrop. To the rear is a charming, **enclosed courtyard**, beautifully paved and bordered with established planting, while further garden areas include golden shale paths, rockery borders, and sunken lawns — ideal for relaxation, play, or entertaining.

The property's location is exceptional. **Astbury St Mary's Church of England Primary School**, highly regarded and commended, is close by, as are **Astbury Golf Club** and the renowned village pub, **The Egerton Arms**. Immediately adjacent is **Glebe Farm**, now a thriving destination offering a farm shop, café, butchers, children's attractions, retail units, and tractor rides.

Despite its idyllic rural setting, **Congleton town centre** is just a short drive away, providing a full range of amenities including shops, schools, leisure facilities, and a mainline railway station. The nearby **A34** offers excellent connectivity north towards Manchester and south to the Potteries.

This is a **rare opportunity** to acquire a substantial and characterful country house in one of Cheshire's most admired villages — offering space, setting, and lifestyle in equal measure.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Oak framed and glazed door to enclosed porch with tiled floor. Timber panelled door with glass centre panel to:

RECEPTION HALL 12' 0" x 11' 1" (3.65m x 3.38m) plus inner halls : Double panel central heating. Understairs store cupboard. Return stairs to first floor.

LOUNGE 24' 0" x 12' 10" (7.31m x 3.91m) to bay : PVCu double glazed bay window to side aspect and window to side aspect. Coving to ceiling. Two double panel central heating radiators. TV point. Recessed fireplace with brick surround, oak mantle and slate hearth with cast iron wood burning stove inset. PVCu double glazed sliding door to:

CONSERVATORY 14' 3" x 8' 0" (4.34m x 2.44m) : Brick built base with double glazed upper panels and triple polycarbonate roof over. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear courtyard.

DINING ROOM 15' 6" x 14' 3" (4.72m x 4.34m) to bay : PVCu double glazed bay window to side aspect. Coving to ceiling. Two single panel central heating radiators. Four wall light points.

BREAKFAST KITCHEN 11' 10" x 9' 2" (3.60m x 2.79m) : PVCu double glazed window to front aspect. Modern oak fronted eye level and base units with granite effect preparation surfaces over with composite single drainer sink unit inset. Built in 4 ring electric hob with double electric oven below and canopy extractor hood over. Integrated Bosch dishwasher. Single panel central heating radiator. Ceramic tiled floor.

PANTRY : Window to front aspect. Space for fridge freezer. 13 Amp power points.

UTILITY 8' 9" x 7' 5" (2.66m x 2.26m) : PVCu double glazed window to front aspect. Belfast sink. Light oak effect eye level and base units. Space and plumbing for washing machine. Floor mounted oil fired central heating boiler.

SHOWER ROOM 8' 4" x 7' 9" (2.54m x 2.36m) : PVCu double glazed window to front aspect. Suite comprising: Low level W.C., pedestal wash hand basin and corner shower cubicle housing Aqualisa mains fed shower. Double panel central heating radiator. Fully tiled walls.

REAR PORCH : Tiled floor. Door to front. Deep recessed store cupboard. Door to Integral garage.

First Floor :

GALLERIED LANDING 15' 8" x 15' 0" (4.77m x 4.57m) : Sealed unit double glazed windows to front aspect and rear aspect. Single panel central heating radiator. Airing cupboard. Access to roof space. Inner hall to:

BEDROOM 1 SIDE 19' 9" x 7' 2" (6.02m x 2.18m) : PVCu double glazed triple aspect windows. Two double panel central heating radiator. Fitted wardrobes.

EN-SUITE BATHROOM 8' 4" x 6' 9" (2.54m x 2.06m) : PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath. Single panel central heating radiator. Fully tiled walls.

BEDROOM 2 REAR 21' 10" x 12' 11" (6.65m x 3.93m) : PVCu double glazed triple aspect windows. Two double panel central heating radiators.

BEDROOM 3 REAR 15' 5" x 12' 5" (4.70m x 3.78m) : PVCu double glazed window to rear aspect. Single panel central heating radiator.

BEDROOM 4 SIDE 15' 8" x 11' 11" (4.77m x 3.63m) : PVCu double glazed window to side aspect. Single panel central heating radiator. Fitted bedroom furniture.

BATHROOM 11' 10" x 9' 2" (3.60m x 2.79m) : PVCu double glazed window to front aspect. White suite comprising: Low level W.C., wash hand basin with drawers beneath and tiled panelled bath with mains fed shower over. Chrome centrally heated towel radiator. Single panel central heating radiator. Fully tiled walls and floor.

Outside :

FRONT : Farmhouse style gates to extensive river pebble laid driveway.

SIDE : The grounds extend to approx. 0.65 acre, encompassed with mature hedgerow.

REAR : An enclosed courtyard extensively paved with well stocked flower borders. To the side of the property is garden area laid to golden shale with rocky flower borders with sunken lawns beyond.

INTEGRAL GARAGE 20' 0" x 9' 6" (6.09m x 2.89m) internal measurements : PVCu double glazed window to rear aspect. Roller door to front.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : Mains water, electricity and drainage. Oil fired central heating.

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

TAX BAND: G

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4RH

