



BEDROOM 2 REAR 3.63m (11ft 11in) x 3.02m (9ft 11in) : PVCu double glazed window to rear aspect. Coving to ceiling. 13 Amp power points. Single panel central heating radiator.

BEDROOM 3 REAR 3.02m (9ft 11in) x 2.97m (9ft 9in) : PVCu double glazed window to rear aspect. Coving to ceiling. 13 Amp power points. Single panel central heating radiator.

BEDROOM 4 FRONT 2.69m (8ft 10in) x 2.34m (7ft 8in) : PVCu double glazed window to front aspect. Coving to ceiling. 13 Amp power points. Single panel central heating radiator.

BATHROOM 2.01m (6ft 7in) x 1.9m (6ft 3in) : PVCu double glazed window to front aspect. White suite comprising: Low level W.C. with concealed cistern, wash hand basin with mixer tap and panelled bath with mains fed thermostatically controlled shower and shower screen. Electric shaver point. Ceiling mounted extractor fan. Chrome centrally heated towel radiator. Stone effect tiled floor. Glazed marble effect tiled walls.

Outside :

FRONT : Open plan lawned garden to the front with path leading to front door and side of property with gate leading to the side block paved patio area. Block paved driveway providing parking for up to six cars terminating at:

DETACHED DOUBLE GARAGE 17' 6" x 17' 2" (5.33m x 5.23m) internal measurements : Two separate up and over doors. PVCu double glazed window to rear aspect. PVCu double glazed personal door to side aspect. Power and light. Extensive overhead storage. Cold water tap.

REAR : Extending to the rear of the property is a paved terrace with enclosed and gated shed area with artificial grass, beyond which are extensive lawned gardens on two tiers. Established boundary hedging and modern fencing. Enclosed side area with gated access to the front.

TIMBER STORAGE SHED 3.02m (9ft 11in) x 1.6m (5ft 3in) : Concealed to the side of the garage.

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

AGENTS NOTE : Under the Estate Agents Act 1979 we disclose to any prospective purchaser that this property is being sold on behalf of a person associated with Timothy A Brown Estate Agents.

TENURE : Freehold (Subject to Solicitors Verification)

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

TAX BAND: G

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4FD

Energy performance certificate (EPC)		
3 The Mount CONGLETON CW12 4FD	Energy rating D	Valid until: 24 March 2036
		Certificate number: 2757-3069-6207-2716-5209

Property type	Detached house
Total floor area	159 square metres

Rules on letting this property

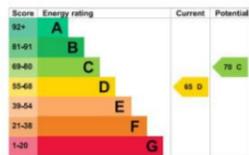
Properties can be let if they have an energy rating from A to E.

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 D. 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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3 The Mount,
Congleton, Cheshire CW12 4FD

Selling Price: £630,000

- INDIVIDUALLY DESIGNED FOUR DOUBLE BEDROOM DETACHED HOME
- STUNNING 22FT GARDEN ROOM WITH BI-FOLD DOORS
- STYLISH OPEN-PLAN LIVING BREAKFAST KITCHEN
- PRINCIPAL SUITE WITH DRESSING AREA & EN-SUITE
- LARGE WESTERLY FACING PRIVATE GARDENS
- DETACHED DOUBLE GARAGE & AMPLE DRIVEWAY PARKING
- EXCLUSIVE CUL-DE-SAC LOCATION
- WALK TO ASTBURY MERE COUNTRY PARK & EXCELLENT SCHOOLS



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
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FOR SALE BY PRIVATE TREATY (Subject to contract)

An Exceptional Individually Designed Four-Bedroom Detached Residence with Expansive Living Space, Westerly Gardens and Detached Double Garage

Set within an exclusive cul-de-sac of distinguished homes, this outstanding four double bedroom detached residence has been individually designed and thoughtfully extended to create a home of remarkable scale and sophistication.

Offering an abundance of beautifully appointed living space, generous private gardens and a detached double garage, the property perfectly balances luxury, practicality, and modern family living.

A welcoming and spacious reception hall sets the tone on arrival, leading to a stylish guest cloakroom and opening into the elegant principal lounge. Here, a contemporary inset wall-mounted living flame gas fire creates a striking focal point and an inviting atmosphere for relaxing evenings.

Glazed French doors lead through to the magnificent garden room — an impressive space extending over 22 feet and designed to maximise both light and connection to the outdoors. Finished with natural oak flooring and electric underfloor heating, the room is framed by a stunning full-width span of hardwood oak bi-fold doors that open completely onto the garden terrace, creating seamless indoor-outdoor living and an exceptional entertaining environment.

Flowing naturally from this spectacular space is the beautifully designed open-plan living breakfast kitchen. Featuring clean-lined solid maple cabinetry, solid granite preparation surfaces and a comprehensive range of integrated appliances, the kitchen is both stylish and functional. The adjoining dining/living area, also benefiting from underfloor heating and oak flooring, provides the perfect setting for both everyday family life and larger social gatherings. A separate utility room completes the ground floor accommodation.



A return staircase rises to a galleried first floor landing with excellent built-in storage. From here, doors lead to four generously proportioned double bedrooms and the family bathroom. The impressive principal suite offers a peaceful sanctuary, complete with its own dressing area and a spacious contemporary en-suite shower room.

Externally, the property continues to impress. To the front, open-plan lawns and a wide private driveway provide parking for multiple vehicles and lead to the detached double garage, offering further secure parking or storage.

The rear gardens are particularly noteworthy — large, established and enjoying a desirable westerly aspect. Predominantly laid to lawn and safely enclosed, the gardens are complemented by extensive paved terraces and seating areas, ideal for alfresco dining, entertaining or simply enjoying the afternoon and evening sun.

Located approximately one mile from Congleton town centre, the property enjoys easy access to a vibrant selection of independent shops, restaurants and cafés. Congleton railway station offers direct connections to London, Manchester and Macclesfield, while the nearby A34 provides excellent road links to Stoke-on-Trent, Manchester and Manchester International Airport. The beautiful Astbury Mere Country Park is just a short walk away, providing a wonderful natural escape, while the property is also ideally positioned for families with Quinta and Black Firs Primary Schools and Congleton High School all within comfortable walking distance. Everyday conveniences can be found nearby at West Heath Shopping Centre.

This exceptional residence represents a rare opportunity to acquire a distinctive executive home in one of Congleton's most desirable residential settings — offering generous proportions, elegant living spaces and a superb lifestyle environment.



The accommodation briefly comprises:

(all dimensions are approximate)

OPEN PORCH : Timber panelled door with glazed fan light and full length side panel.

ENTRANCE HALL 3.51m (11ft 6in) x 2.31m (7ft 7in) : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Multi glazed French doors opening into lounge. Return stairs to first floor.

CLOAKROOM : PVCu double glazed window to front aspect. White suite comprising: low level w.c. and pedestal wash hand basin. Single panel central heating radiator. Ceramic tiled floor as laid.

LIVING ROOM 6.4m (21ft 0in) x 3.63m (11ft 11in) Into bay : PVCu double glazed bay window to front aspect. Coving to ceiling. Contemporary inset stainless steel pebble effect living flame gas fire. Two single panel central heating radiators. Two wall light points. 13 Amp power points. Television aerial point. Multi glazed French doors with matching side panels opening into:

GARDEN ROOM 6.86m (22ft 6in) x 3.25m (10ft 8in) : Pitched roof with Velux roof lights. LED's inset. PVCu double glazed window to dual aspects. Double panel central heating radiator. 13 Amp power points. Natural oak floor with electric underfloor heating. 15ft Natural oak double glazed bi-folding doors opening into the rear garden. Multi glazed French doors with matching side panels to dining area.

'L'-SHAPED BREAKFAST KITCHEN 5.44m (17ft 10in) x 3m (9ft 10in) : PVCu double glazed windows to side and rear aspects. Coving to ceiling. Fitted with a range of tasteful solid maple fronted eye level and base units having solid granite preparation surfaces over with one and a half bowl stainless steel single drainer sink unit with mixer tap. Built in 4 ring stainless steel gas hob with matching splashback and extractor canopy over. Built-in stainless steel split level double electric oven. Integrated microwave oven, dishwasher, freezer and fridge. Granite breakfast bar with seating for four. Single panel central heating radiator. 13 Amp power points. Large polished stone effect floor tiles. Large squared off opening to:



DINING AREA/FAMILY ROOM 3.51m (11ft 6in) x 2.97m (9ft 9in) : Coving to ceiling. 13 Amp power points. Natural oak floor with electric underfloor heating.

UTILITY 3m (9ft 10in) x 1.83m (6ft 0in) : PVCu double glazed window to front aspect. Coving to ceiling. Fitted with a range of solid maple fronted eye level and base units having roll edge granite effect laminate preparation surfaces over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine and tumbler dryer. Wall mounted Main combination gas central heating boiler. 13 Amp power points. Single panel central heating radiator. Large polished stone effect floor tiles. PVCu double glazed door to side.

First floor :

GALLERIED LANDING : PVCu double glazed window to front aspect. Coving to ceiling. 13 Amp power points. Double doors to built-in storage cupboard. Deep recessed linen cupboard.

MASTER BEDROOM SUITE :

Master bedroom 3.68m (12ft 1in) x 3.02m (9ft 11in) : PVCu double glazed window to rear aspect with views over the rear garden. Coving to ceiling. Recessed low voltage downlighters. 13 Amp power points. Single panel central heating radiator.

Dressing Area 2.34m (7ft 8in) x 1.63m (5ft 4in) To wardrobes : Coving to ceiling. Low voltage downlighters inset. Built in wardrobes to one wall comprising: one double, one single and one double glass fronted wardrobe.

En suite shower room 2.62m (8ft 7in) x 1.93m (6ft 4in) : PVCu double glazed window to front aspect. Modern white suite comprising: low level w.c., cantilevered wash hand basin and large walk in shower cubicle with glass sliding doors housing a thermostatic mains fed shower. Chrome centrally heated towel radiator. White glazed tiles to walls and mosaic slate effect border. Slate effect floor tiles.

