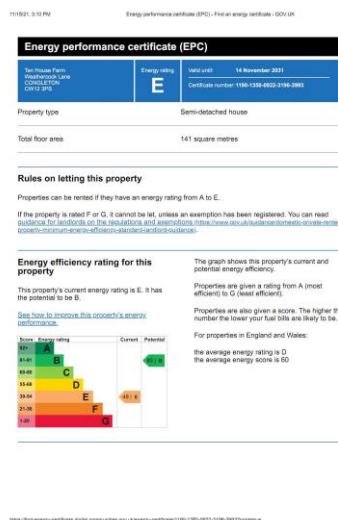


**FOR ILLUSTRATION PURPOSES ONLY –  
THIS IS NOT A DEED PLAN AND INDICATES  
THE APPROXIMATE BOUNDARIES.**



**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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## Tanhouse Farm

Weathercock Lane, Congleton, Cheshire CW12 3PS

**Offers in the Region Of £495,000**

- GRADE II LISTED SEMI DETACHED PROPERTY
- 4 BEDROOMS
- ORIGINAL FEATURES
- GRASS PADDOCKS & WOODLAND AREA WITH STREAM
- ENCLOSED REAR YARD, GARAGE & SHED
- RURAL LOCALITY OF TIMBERSBROOK



This property has original features to the hilt but requires thorough renovation to unleash its full potential, as a stunning family home, or superb investment, this property is just waiting to be utilised!

Tanhouse Farm is a semi detached house which was constructed, according to the date stone, in 1714 of brick elevations under a tile roof. We are advised it was rebuilt late 18th Century/early 19th Century and is Grade II listed. Located in the sought after area of Timbersbrook.

The property has partial gas central heating and double glazing, accommodation briefly comprises: hall, lounge and kitchen/diner to the ground floor, two bedrooms and bathroom to the first floor. The second floor has two bedrooms and a box room.

Externally, there is a stone flagged patio area leading onto the lawn garden with mature trees, a woodland area with stream, and beyond the garden are grass paddocks either side of the drive. To the rear is an enclosed yard. There is also a garage and useful shed.

N.B. Potential to make separate access off Tunstall Road (subject to necessary consents).



Call us now to view!

**The accommodation briefly comprises**  
(all dimensions are approximate)

**HALL :** Double panel central heating radiator. Double glazed window. Stairs with cupboard below. BT telephone point (subject to BT approval). Door to kitchen. Door to lounge.

**LOUNGE 16' 2" x 13' 3" (4.92m x 4.04m):** Double glazed window. Beams to ceiling. Open fireplace. Radiator. 13 Amp power points.

**KITCHEN/DINER 16' 3" x 10' 0" (4.95m x 3.05m):** Double glazed window to front aspect. Double glazed rear door. Fitted with a range of units with double drainer single bowl sink unit with mixer tap. Tiled to splashbacks. Space and plumbing for washing machine. 13 Amp power points. Electric hob. Double oven. Radiator. Tiled floor. Worcester gas central heating boiler.

First Floor :

**L SHAPED LANDING :** Double glazed window. Radiator. Stairs to second floor.

**BEDROOM 1 FRONT 16' 5" x 10' 3" (5.00m x 3.12m):** Double glazed window to front aspect. Radiator. 13 Amp power points. Beams to ceiling.

**BEDROOM 2 REAR 16' 4" x 10' 1" (4.97m x 3.07m):** Double glazed window to rear aspect. 13 Amp power points. Door to airing cupboard with lagged cylinder.

**BATHROOM :** Opaque double glazed window. Suite comprising: low flush w.c., pedestal wash hand basin and panelled bath with mixer tap and hand grips. Shower with curtain. Tiled to splashbacks. Radiator.



**Second Floor Landing :** Doors to bedrooms.

**BEDROOM 3 FRONT 16' 7" x 13' 4" (5.05m x 4.06m):** Double glazed window to front aspect. Radiator. 13 Amp power points.

**BEDROOM 4 16' 4" x 9' 0" (4.97m x 2.74m):** Double glazed window. 13 Amp power points.

**LANDING / BEDROOM 5 11' 7" x 6' 8" (3.53m x 2.03m):** Double glazed window.

Outside :

**FRONT :** Gate with stone flagged patio area leading onto lawn garden with mature trees onto woodland area with stream. Beyond the garden are grass paddocks either side of the drive with 5 bar gate onto Tunstall Road.

**REAR :** Enclosed yard.

**GARAGE 15' 4" x 14' 0" (4.67m x 4.26m) Internal Measurements:** Up and over door. Power and light.

**SHED 24' 0" x 15' 0" (7.31m x 4.57m):** Double doors.

**TENURE :** Freehold (subject to solicitors' verification).

**SERVICES :** Mains gas, electricity and water are connected (although not tested). Septic tank drainage.

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** F



**DIRECTIONS:** Proceed out of Congleton on the A54 towards Buxton passing The Church House public house on your right. Continue on this road and after passing over the canal bridge bear right onto Middle Lane, signposted Timbersbrook. After 0.3 miles take another slight right turn on to Crouch Lane and at the junction take a further right on to Weathercock Lane. The driveway will be found on the left hand side, shortly after the turning for Acorn Lane. Continue along the track, keeping left and the property will be found towards the end.

