



BRITISH
PROPERTY
AWARDS
2018 & 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN CONGLETON



Timothy a
brown



All contents, positioning &
measurements are approximate
and for display purposes only
Plan produced by Thorin Creed
Total Area: 271.5 m² (excluding garage)

4/03/22, 9:08 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
34 Black Firs Lane Somerset CONGLETON CW12 4QQ	Energy rating B	Valid until 23 March 2026 Certificate number: 0641-3834-7773-9226-3381																																
Property type Detached house																																		
Total floor area 269 square metres																																		
Rules on letting this property																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or 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-letting-requirements-for-letting-a-property																																		
Energy efficiency rating for this property																																		
The graph shows this property's current and potential energy efficiency.																																		
This property's current energy rating is B. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>90-100</td> <td>A</td> <td>90-100</td> <td>90-100</td> </tr> <tr> <td>81-90</td> <td>B</td> <td>81-90</td> <td>81-90</td> </tr> <tr> <td>71-80</td> <td>C</td> <td>71-80</td> <td>71-80</td> </tr> <tr> <td>55-70</td> <td>D</td> <td>55-70</td> <td>55-70</td> </tr> <tr> <td>39-54</td> <td>E</td> <td>39-54</td> <td>39-54</td> </tr> <tr> <td>21-38</td> <td>F</td> <td>21-38</td> <td>21-38</td> </tr> <tr> <td>1-20</td> <td>G</td> <td>1-20</td> <td>1-20</td> </tr> </tbody> </table> <p>The property's current energy rating is B. It has the potential to be B.</p> <p>The average energy rating is D</p> <p>The average energy score is 60</p>			Score	Energy rating	Current	Potential	90-100	A	90-100	90-100	81-90	B	81-90	81-90	71-80	C	71-80	71-80	55-70	D	55-70	55-70	39-54	E	39-54	39-54	21-38	F	21-38	21-38	1-20	G	1-20	1-20
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<https://find-energy-certificate.service.gov.uk/energy-certificates/0641-3834-7773-9226-3381/print/ece>

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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Mulberry House,
34 Black Firs Lane, Somerford,
Congleton, Cheshire CW12 4QQ

Offers in Excess of £850,000

- NO CHAIN
- ARCHITECTURALLY DESIGNED DETACHED 'SUPER HOUSE'
- 5 DOUBLE BEDROOMS, 3 EN SUITES & FAMILY BATHROOM
- OPEN PLAN DINING KITCHEN WITH SYSTEM OF FOLDING/SLIDING DOORS TO REAR GARDENS
- IMPRESSIVE ENTRANCE HALL, 3 RECEPTION ROOMS, UTILITY & CLOAKROOM
- LARGE DETACHED DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- GENEROUS OPEN PLAN LAWNED GARDENS ABUTTING NATURE RESERVE
- POSITIONED IN A HIGH CLASS, UPMARKET LEAFY SUBURB

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OVER 2,900 SQ FT OF ARCHITECTURALLY DESIGNED "SUPER HOUSE"!! BURSTING WITH HIGH END FITTINGS. SUBSTANTIAL PLOT WITH IMMENSE LAWNED GARDENS, PRIVATE SECURE GATED DRIVEWAY ACCESS. DETACHED GARAGE. POSITIONED IN A HIGH CLASS, UPMARKET LEAFY SUBURB ON THE OUTER FRINGES OF CONGLETON.

Fabulous double height reception hall with oak staircase ** 3 reception rooms (snug/office/playroom, formal lounge and family room) ** Fashionable open plan family dining kitchen with a bank of folding sliding doors opening to the tremendous gardens ** Utility and cloakroom ** FIVE DOUBLE BEDROOMS (master with walk in wardrobe and ensuite shower room ** Luxury family bathroom and TWO further en suite shower rooms ** LARGE DETACHED DOUBLE GARAGE ** Deep frontage and extensive driveway ** Generous OPEN PLAN rear lawned gardens, abutting nature reserve with further nature reserve opposite the front of the property

A distinctive residence, in one of the most desirable addresses to be had within Congleton. The lane itself is a wide avenue, flanked with mature leafy trees, with most properties discreetly positioned and well set back from the road behind lawned gardens. It is beautifully situated on the fringe of Congleton, bordering on open countryside and is excellently sited on the western border providing convenient access to excellent schools such as Congleton High School, Blackfirs and Quinta Primary Schools as is the West Heath shopping centre. This property's position allows virtually immediate access on to the main arterial route to the M6 motorway which lies 6 miles to the west and Manchester Airport is approximately 17 miles north and again easily accessed by road.

The area has been further enhanced with the completion of the new Congleton link road, which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

This distinct and luxurious home of quite remarkable stature, will be a dream buy for the successful new owners, so much so that you'll quite literally be pinching yourself....not quite believing its yours!!!

The exterior detail is beautiful with a good choice of reclaimed Cheshire brick, stone sills and headers and equally attractive elevations and roof lines. The property has mains gas central heating with the ground floor complemented with under floor heating and the first floor with conventional radiators.

Through the front door you pass into the astonishing double height reception hall laid with limestone tiles. Doorways off lead to the main lounge with stylish log effect fire and bay window, and then the second reception room; great as a snug/playroom or work from home office, with fitted desks and open storage. The third reception room is immense, has a lovely aspect over the rear garden and is adjacent to the main kitchen.



The open plan living dining kitchen is simply... amazing!!! It is a massive natural light filled space with distinct functional areas, all combining to work as one, and through a wide bank of folding sliding doors which flank the complete kitchen width, opens directly into the substantial gardens. The kitchen houses an extensive range of units in tasteful "duck egg blue", complemented with quartz surfaces and a massive array of quality integrated appliances, plus the huge central island with preformed surface and sink, doubles as a breakfast bar and offers plenty of storage. Completing the ground floor is the high quality utility and separate cloakroom.

The landing is not just a landing, it's a huge galleried landing with oak hand rail, providing doors to all bedrooms. Plus with a little tactful imagination, it may well be possible to install a further staircase up to the roof space, with endless possibilities for conversion; perhaps to a further bedroom/s or other such room, should you so desire and subject to necessary consents. There are FIVE double bedrooms (the master with walk in wardrobe and luxury en suite shower room, plus bedrooms 2 and 3 also feature their own en suite shower rooms. Finally is the family bathroom, following the same lines of quality with freestanding bath and separate shower.

Outside, the property is well set back from the road, and secured privately through robust double timber remotely operated gates, behind which is the extensive driveway, providing ample parking for numerous vehicles and a large detached double garage.

The rear gardens are exceptionally large, mainly laid to lawn, maybe a "football or cricket pitch" for the kids or, for keen gardeners, this is heaven, essentially a blank canvas to landscape to your heart's content. They also feature extensive Indian stone paved terraces which are just perfect for lounging in the sun and partying alfresco.

The accommodation briefly comprises (all dimensions are approximate)

OPEN STORM PORCH : Panelled ceiling with low voltage downlighters inset. Indian stone paving. Custom painted high security steel skinned panelled door with full length PVCu obscured glass panels to either side.

HALL 18' 0" x 12' 5" (5.48m x 3.78m) : Impressive entrance with full height ceiling through to first floor. 13 Amp power points. Limestone tiled floor with underfloor heating. Natural oak staircase to first floor galleried landing.

LOUNGE 17' 8" x 13' 8" (5.38m x 4.16m) to bay : PVCu double glazed bay window to front aspect with plantation shutters. 13 Amp power points. Exquisite log effect flush fitted gas fire set within matt stone surround.

SNUG/OFFICE/PLAYROOM 16' 0" x 13' 8" (4.87m x 4.16m) to bay : PVCu double glazed window to front aspect with plantation shutters. Fitted office furniture comprising: two double cupboards, drawers, bookshelves and an alcove for two built in desk units. Underfloor heating.

FAMILY ROOM 18' 3" x 13' 8" (5.56m x 4.16m) : PVCu double glazed window to rear aspect with garden views. 13 Amp power points. Underfloor heating.



DINING KITCHEN 26' 6" x 14' 7" (8.07m x 4.44m) : Low voltage downlighters inset. Extensive range of hi gloss eye level and base units in 'duck egg blue' having quartz preparation surfaces over and upstands. A large matching central island/breakfast bar with preformed drainer and one and a half bowl stainless steel sink unit inset with chrome mixer tap, which incorporates a breakfast bar having seating for 4 and having 2 integrated wine chillers, dishwasher and freezer. There is a NEFF 5 ring gas hob with smoked glass splashback and contemporary smoked black glass extractor hood. The rear wall is lined with a bank of storage cupboards and houses NEFF appliances comprising: two fan assisted ovens, microwave and warming drawer. 13 Amp power points. Folding sliding doors opening to the rear gardens. Oak effect flooring with underfloor heating.

UTILITY 9' 9" x 6' 6" (2.97m x 1.98m) : Low voltage downlighters inset. Range of hi gloss eye level and base units in 'duck egg blue' having quartz preparation surfaces over with stainless steel sink unit inset with mixer tap. Cupboard housing Glow-worm gas central heating boiler. Space and plumbing for washing machine and tumble dryer. Oak effect floor with underfloor heating. PVCu double glazed door to outside.

CLOAKROOM : Low voltage downlighters inset. Extractor fan. Modern white suite comprising: low level w.c. and pedestal wash hand basin. Oak effect floor with underfloor heating.

First Floor :

GALLERIED LANDING 15' 10" x 12' 10" (4.82m x 3.91m) : Low voltage downlighters inset. Double panel central heating radiator. Natural oak balustrade and spindles. 13 Amp power points. Access to roof space, partially boarded and with light.

BEDROOM 1 FRONT 15' 10" x 13' 8" (4.82m x 4.16m) : PVCu double glazed bay window to front aspect with plantation shutters. Built in dressing table and drawers to bay. Double panel central heating radiator. 13 Amp power points.

WALK IN WARDROBE 6' 5" x 6' 3" (1.95m x 1.90m) : Low voltage downlighters inset. Extensive range of storage, hanging rails open shelves and drawers. Large vanity mirror. Single panel central heating radiator.

EN SUITE 10' 0" x 6' 7" (3.05m x 2.01m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: low level w.c., resin oversized wash hand basin with chrome mixer tap and with drawers beneath. Double sized shower cubicle housing a mains fed shower with glass sliding door. Textured grey tiles to shower area. Chrome centrally heated towel radiator.

BEDROOM 2 FRONT 14' 6" x 13' 8" (4.42m x 4.16m) into bay : PVCu double glazed bay window to front aspect with plantation shutters. Double panel central heating radiator. Two built in double wardrobes and full height wardrobe with shelves. 13 Amp power points.

EN SUITE 2 10' 2" x 3' 6" (3.10m x 1.07m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: low level w.c., pedestal wash hand basin and large shower cubicle housing a mains fed shower with glass sliding door and ceramic splashback tiles. Chrome centrally heated towel radiator. Grey oak effect flooring.

BEDROOM 3 REAR 13' 8" x 13' 2" (4.16m x 4.01m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 3 10' 2" x 3' 6" (3.10m x 1.07m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: low level

w.c., pedestal wash hand basin and large shower cubicle housing mains fed shower with glass sliding door.

BEDROOM 4 REAR 13' 7" x 11' 4" (4.14m x 3.45m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 5 REAR 12' 6" x 11' 4" (3.81m x 3.45m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 12' 4" x 8' 0" (3.76m x 2.44m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern white suite comprising: low level w.c., ceramic double leaf wash hand basin with mixer tap and deep storage drawers beneath. Freestanding double ended bath with floor mounted bath mixer tap. Large walk in shower with mains fed shower and glass sliding door. Limestone effect wall tiles with one further wall complete with textured 'slip' tiles.

Outside :

FRONT : Turning off Black Firs Lane onto a shared entry driveway (shared with next door only) and then substantial electrically operated twin timber gates open into the private driveway providing parking for numerous vehicles. There is a lawned garden and substantial coniferous trees to the front boundary. Opposite the front of the property is a protected nature reserve.

DETACHED DOUBLE GARAGE 18' 0" x 17' 10" (5.48m x 5.43m) Internal Measurements : Electrically operated up and over door. Power and light.

REAR : Adjacent to the rear of the property and as you step from the kitchen is an extensive Indian stone paved terrace with plenty of space for seating, dining and sun lounging. The Indian stone pathways continue to the side. Beyond are huge lawned level gardens, a blank canvas and haven for the budding gardener, and as such it is a brilliant space for the children to play football, cricket, hide and seek or just run wild. The natural hedge to the rear boundary backs on to a protected nature reserve. To one side of the property is an expansive Indian stone paved terrace, cold water tap and gated access to the front. To the opposite side of the house is a further utility area with gated access to the front. External lighting and power point.

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

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: From our offices proceed along West Street passing over the roundabout onto West Road. At the next roundabout take the third exit onto Holmes Chapel Road and then the fifth right into Black Firs Lane where the property will be found on the right hand side.

