



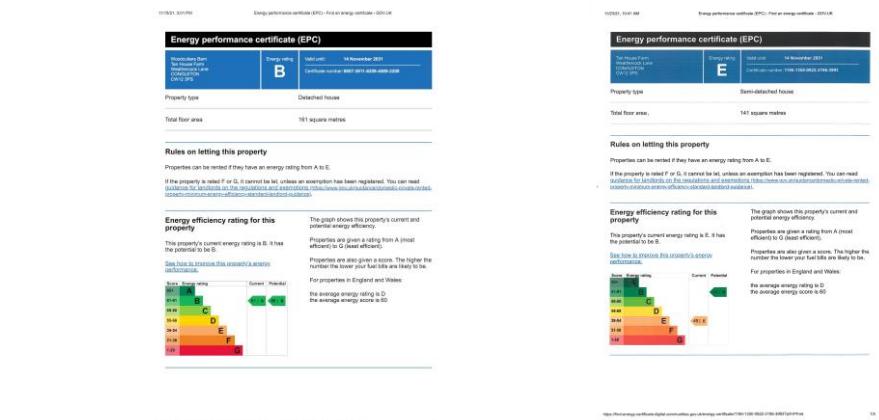
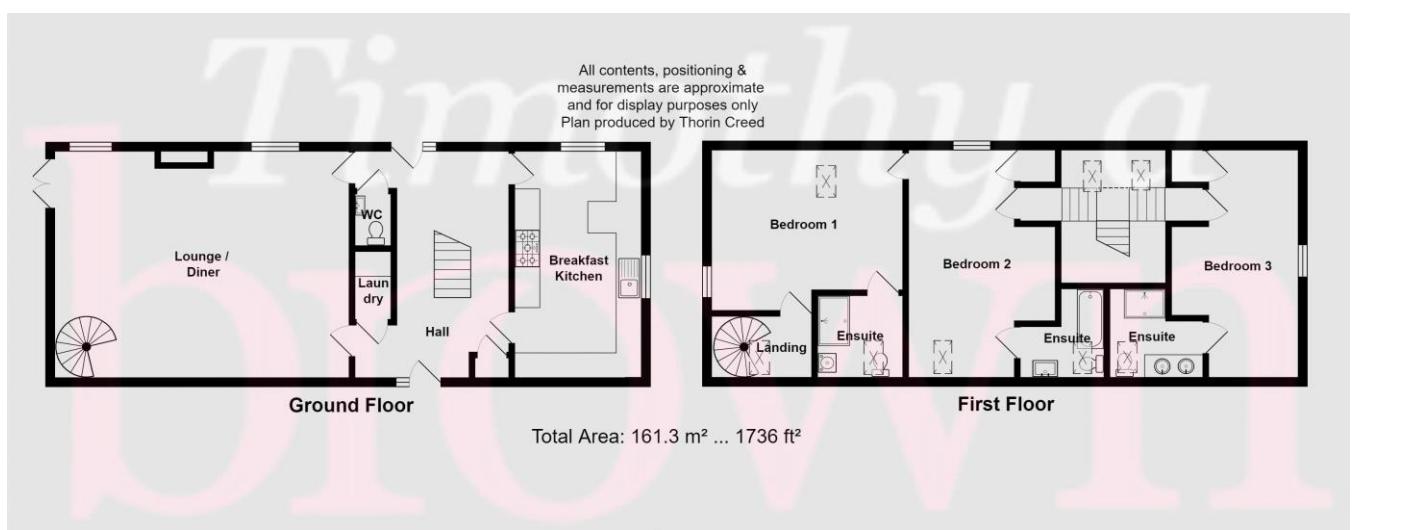
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Tanhouse Farm & Woodcutters Barn  
Weathercock Lane, Congleton,  
Cheshire CW12 3PS

Guide Price £1,100,000

- TWO HOUSES (UNDER SEPARATE TITLE) WITH LAND
- APPROX 4.44 ACRES (1.797 HA) OF PASTURE LAND, YARD & GARAGE
- 42FT IN LENGTH COMMERCIAL GARAGE
- 7 BEDROOMS & 4 BATHROOMS IN TOTAL
- PARKING AREAS, LAWNS, WOODLAND AREA
- RURAL LOCALITY OF TIMBERSBROOK

# FOR SALE BY PRIVATE TREATY (Subject to contract)

We are often asked for acreage together with two houses, which rarely come to market, however here we are!

We are delighted to be selling two houses (under separate title) together with 4.44 acres (1.797 ha) of pasture land, including a 42ft in length commercial size vehicle garage and yard.

Tanhouse Farm and Woodcutters Barn form part of a complex of converted barns into residential buildings located in the sought after rural locality of Timbersbrook. 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.

Woodcutters Barn is a detached, beautifully renovated, mainly stone and brick barn under a tile roof. It has a date stone indicating it was built in 1832.

The yard and garage are to the front of the site located in the left hand corner. The agricultural land is in front of Tanhouse Farm and extends up to Tunstall Road access via a 5 bar gate. The land is split by a driveway/track allowing access to Tanners Barn and for their use which forms part of the complex. There is a right to use part of the track for access to the paddocks.

## Tanhouse Farm

The property has partial gas central heating and double glazing. Although perfectly suitable to live in most purchasers would wish to update the accommodation and put their own stamp on the property whilst retaining the original features. The 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.



## Woodcutters Barn

This property has been totally renovated and provides a lovely home, having gas central heating and double glazing. The property has been sympathetically renovated incorporating all the modern day requirements but retaining the traditional feel. The accommodation briefly comprises: hall, w.c., lounge/diner and kitchen, three bedrooms, two en suite shower rooms and a bathroom. Call us now to view!

### The accommodation briefly comprises

(all dimensions are approximate)

Tanhouse Farm : Double glazed door to:

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.

Woodcutters Barn : Front door to:

HALL : Feature staircase. Radiator. Tiled floor. Door to cupboard with gas central heating boiler. Door to cloaks laundry cupboard with space for washing machine. Storage cupboard. Door to w.c.

W.C. : White suite comprising: low flush w.c. and wash hand basin with mixer tap set in vanity unit. Radiator. Tile floor.

LOUNGE/DINER 23' 8" x 18' 3" (7.21m x 5.56m) : Double glazed window and separate French door to outside. Feature fireplace. Beam to ceiling. Timber floor. Spiral staircase to first floor. Two radiators.

KITCHEN 18' 4" x 10' 1" (5.58m x 3.07m) : Double glazed windows to elevations. Quality traditional style oak fitted matching base and eye level units with granite surfaces. Sink and drainer unit. Integrated dishwasher. Gas range cooker with extractor canopy above. Space for large American fridge freezer. Under floor heating. Tiled floor.

HALF LANDING : Split stairs to bedrooms 1 and 2.

BEDROOM 1 18' 4" x 10' 3" (5.58m x 3.12m) : Velux roof light. Separate window to side. Radiator. 13 Amp power points. Built in cupboard.

EN SUITE : Velux roof light. Suite comprising: low flush w.c., wash stand with two bowls with mixer taps and shower enclosure. Tiled underfloor heating. Chrome heated towel radiator.



BEDROOM 2 18' 3" x 11' 7" (5.56m x 3.53m) : Velux roof light. Separate window. 13 Amp power points. Radiator.

EN SUITE BATHROOM : Velux roof light. Suite comprising: low flush w.c., wash hand basin with mixer tap set in vanity unit and bath with mixer tap and separate shower attachment. Tiled walls. Tiled underfloor heating. Chrome heated towel radiator.

BEDROOM 3 15' 6" x 13' 0" (4.72m x 3.96m) : Velux roof light. Double glazed window to side aspect. Radiator. 13 Amp power points.

EN SUITE SHOWER ROOM : Velux roof light. Suite comprising: low flush w.c., wash hand basin with mixer tap set on stand and tiled shower enclosure. Tiled underfloor heating. Chrome heated towel radiator. Partly tiled walls.

LANDING : Radiator. Velux roof light. Spiral staircase to lounge.

Outside :

FRONT : York stone patio with access to lawn garden and slate chipping area for car parking.

REAR : Open plan lawn area. Access to large vehicular hardstanding.

LARGE GARAGE WORKSHOP 42' 7" x 21' 0" (12.97m x 6.40m) Internal Measurements : Double vehicular access door. Side door. Power and light.

TENURE : Freehold (subject to solicitors' verification).

SERVICES : Mains gas, electricity and water are connected (although not tested). Woodcutters Barn: Sewerage treatment plant. Tanhouse Farm: Septic tank drainage.

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

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.

