

Living/Dining area : Hardwood framed sealed unit double glazed windows to rear garden aspect. Double panel central heating radiator. 13 Amp power points. Exposed brick chimney breast with cast iron stove inset set on stone hearth. Natural slate tiled floor. Hardwood framed sealed unit double glazed French doors opening into the gardens.

First Floor :

LANDING : Doors to all bedrooms and bathroom. Access to roof space. Airing cupboard with linen shelves and housing a Valliant gas combi boiler.

BEDROOM 1 FRONT 16' 10" x 9' 10" (5.13m x 2.99m) plus door recess : Dual aspect hardwood framed sealed unit double glazed windows. Low voltage downlighters inset. Vaulted ceiling with exposed oak beams. Double panel central heating radiator. 13 Amp power points. Built in wardrobes. Under eaves storage.

EN SUITE 8' 4" x 4' 10" (2.54m x 1.47m) : Velux roof light. Low voltage downlighters inset. White suite comprising: Low level W.C., pedestal wash hand basin and double sized shower cubicle housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Natural slate tiled floor. Under eaves storage.

BEDROOM 2 FRONT 12' 10" x 10' 8" (3.91m x 3.25m) : Hardwood framed sealed unit double glazed window to front aspect. Exposed oak beams. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 11' 7" x 10' 8" (3.53m x 3.25m) : Hardwood framed sealed unit double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BATHROOM 10' 10" x 8' 0" (3.30m x 2.44m) : Hardwood framed sealed unit double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: Low level W.C., ceramic wash hand basin, reproduction roll top bath with ball and claw feet, with chrome telephone handset bath/shower mixer and double sized shower cubicle housing a mains fed thermostatically controlled shower with rainfall shower head and attachment. Period style towel radiator and period style radiator. Feature tongue and groove panelling to half height. Natural pine floorboards.

Outside :

FRONT : A wide farmhouse style gate leads to the tarmacadam driveway for numerous vehicles.

DETACHED GARAGE 17' 1" x 9' 1" (5.20m x 2.77m) internal measurements : Up and over door. Power and light. Overhead storage.

REAR : Adjacent to the rear of the property is a crazy paved stone flagged terrace, ideal for outside relaxing and dining. Beyond are shaped and extremely well maintained lawns with deep well stocked flower borders. The lawn garden ventures further and extends discreetly with an area ideal for a veg garden or hen coup. Small brick built stable, suited as a potting shed/garden store, and with wooden stable door. To one side is a picket gate to a side store area with space for timber garden shed and gated access onto the driveway. There is another gated access to the other side onto the driveway and provides access to the garage.

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

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

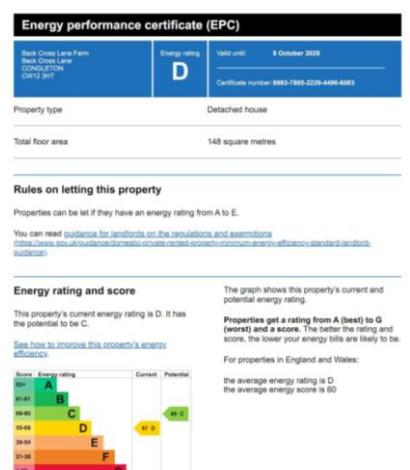
VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3HT

EPC RATING 'D':



- FULLY RENOVATED HANDSOME 19TH CENTURY FARMHOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BESPOKE LIVING DINING KITCHEN
- LUXURY BATHROOM & EN SUITE TO MASTER BEDROOM
- DETACHED SINGLE GARAGE
- PRIVATE DRIVEWAY WITH PARKING FOR NUMEROUS VEHICLES
- SOUTH FACING PRIVATE MATURE LANDSCAPED GARDENS
- PRIME MOSSLEY LOCALITY

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

Back Cross Lane Farm

Back Cross Lane, Congleton,
Cheshire CW12 3HT

Offers in Excess of £650,000

FOR SALE BY PRIVATE TREATY (Subject to contract)

A BEAUTIFUL HOME YOU'LL ADORE - FULLY RENOVATED RETAINING ITS PERIOD 18th CENTURY CHARM WITH MAGNIFICENT MODERN DAY COMFORTS IT'S SIMPLY STUNNING**

This handsome 19th Century farmhouse is positioned in arguably one of the best residential addresses in Congleton. It's a home which has been lovingly restored, and continuously and meticulously maintained. You will be hard pressed to find a family sized home, located in a prime area with such array of conveniences laid out on it's doorstep.

Literally within 10 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a recently opened micro bar, hostelry....with a lovely eclectic relaxed atmosphere. School catchment wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to locate within this locality, plus before and after schools and day nursery are within easy reach too.

Three bedrooms, two reception rooms, bespoke living dining kitchen, luxurious family bathroom with separate shower, and en suite shower room to the principal bedroom. Detached single garage with private driveway providing off-road parking for numerous vehicles. Generous SOUTHERLY FACING mature landscaped gardens, enjoying a great degree of privacy.

Back Cross Lane Farm, provides a rare combination of period grandeur and modern comfort, a great recipe



for stylish family living. The property itself is charming with interesting and attractive architectural elevations, swooping roof changes, beautiful hard wood windows, beamed ceilings, natural wood skirtings and architraves, and feature fireplaces.

Nothing short of the 'wow' factor is immediately evident within a few seconds of entering this delightful family home. It has been lovingly and tastefully renovated and extended transforming it from being a traditional home to now an "exceptional" traditional home, which although offering a magnitude of extended accommodation, still retains a warm homely feel.

Attention to detail has been carefully undertaken and consideration has been made not to lose the soul of this home by cleverly expanding its already generous proportions to create, we feel, a most amazing and commendable conversion and refurbishment one has seen for many years.

Set back behind mature hedgerow, the front offers a simple yet extensive tarmacadam driveway for numerous vehicles and a detached single garage. A beautiful oak framed storm porch opens into the reception hall with cloakroom and staircase off. The sitting room features a natural stone fireplace with open fire, natural oak floor and French doors opening into the rear gardens. The snug/study is a cosy space, having exposed beams and gas stove, a lovely reception room, which enjoys an aspect to the front.

The living dining kitchen, is a truly special space fitted with custom painted wood units, striking natural wood preparation surfaces, and an array of bespoke appliances, with a central island having a natural



granite surface. This room incorporates a dining living area enjoying an aspect into the rear gardens and features a stunning exposed brick fireplace with multi fuel stove.

The first floor is accessed via a splendid staircase to the first floor landing which leads to each of the three bedrooms, all contrasting in shapes, sizes and orientation, and all well proportioned. The family bathroom is luxurious and generous fitted with a crisp white suite, and separate shower. There is also the distinct advantage of there being an ensuite shower room to the main bedroom, which is brilliant as it caters for the ever growing family, so no more queuing in the morning.

As befits a property of distinction are the lovely SOUTHERLY FACING gardens. Adjacent to the rear of the property is a seating area laid with stone flags making it a fantastic outside sitting out/dining area. Beyond are the formal gardens, beautifully shaped lawns and well stocked flower borders. The final section of the garden provides an area for a vegetable plot or even a hen coup. To one side of the property is a cute potting shed with stable door and a good sized timber garden shed. To the front the tarmacadam driveway provides parking for a number of vehicles and there is a DETACHED SINGLE GARAGE.

All in all this is an extremely desirable property in a highly respected area and so now, all that is left to do is for you to arrange an appointment to view.....call us, we'd love to help you!!



The accommodation briefly comprises:
(all dimensions are approximate)

PORCH : Rustic oak framed porch with stone flag floor.

ENTRANCE : Traditional pine panelled door to:

ENTRANCE VESTIBULE : Hardwood framed sealed unit double glazed window to side aspect. Low voltage downlighters inset. Period style radiator. Natural slate tiled floor.

SEPARATE W.C. : Hardwood framed sealed unit double glazed window to front aspect. Low voltage downlighters inset. Low Level W.C. Belfast sink with chrome mixer tap. Single panel central heating radiator. Natural slate tiled floor.

INNER HALL : Hardwood framed sealed unit double glazed window to side aspect. Three wall light pendants. Period style radiator. 13 Amp power points. Natural slate tiled floor. Turned spindled balustrade to staircase to first floor. Under stairs store cupboard.

SNUG/STUDY 13' 0" x 10' 5" (3.96m x 3.17m) : Two hardwood framed sealed unit double glazed windows to front aspect. Exposed purlins to ceiling. Double panel central heating radiator. 13 Amp power points. Exposed brick fireplace with stone hearth having gas log effect stove. Natural oak floor.

LOUNGE 19' 5" x 10' 0" (5.91m x 3.05m) extending to 14' 4" : Dual aspect hardwood framed sealed unit double glazed windows. Exposed beams to ceiling. Period style radiator and single panel central heating radiator. 13 Amp power points. Stone surround fireplace with open dog grate inset. Natural oak floor. Hardwood framed sealed unit double glazed French doors to outside rear.

OPEN PLAN LIVING DINING KITCHEN 19' 6" x 19' 2" (5.94m x 5.84m) : Hardwood framed sealed unit double glazed window to the side gardens. Extensive range of custom painted solid wood eye level and base units having natural oak preparation surfaces over with ceramic Belfast sink inset with brushed alloy mixer tap. Integrated washing machine and tumble dryer. Recessed alcove with oak mantle over and space for a Range cooker inset with downlighters and white metro tiles to splashbacks. Central island with granite preparation surface, with cupboard and drawers, open shelves and wine rack beneath. Space for large fridge freezer. Deep recessed pantry cupboard.

