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AWARDS  
2018 & 2019

★★★★★  
GOLD WINNER

ESTATE AGENT  
IN CONGLETON

Timothy a  
brown



AWARDED FOR  
MARKETING | SERVICE | RESULTS



Property type Detached house

Total floor area 91 square metres

#### Rules on letting this property

##### ! You may not be able to let this property

This property has an energy rating of F. 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

#### 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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: [contact@timothyabrown.co.uk](mailto: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

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brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)



## Ethel's Green Cottage

Church Lane, North Rode,  
Congleton, Cheshire CW12 2PE

Offers in Excess of £450,000

- CHARMING DETACHED COUNTRY COTTAGE
- BEAMED CEILINGS & ANTIQUE PINE DOORS
- LOVELY COTTAGE STYLE KITCHEN
- THREE GOOD SIZED BEDROOMS
- TIMBER FRAMED TRIPLE RATED DOUBLE GLAZED WINDOWS IN 'CHARTWELL GREEN'
- RE-ROOFED APPROXIMATELY 2 YEARS AGO BY THE REPUTABLE FIRM OF A D BOOTH
- ACCESS TO PARKING FOR THREE CARS OPPOSITE THE PROPERTY

# FOR SALE BY PRIVATE TREATY (Subject to contract)

This property is said to date back to 1775 and has all the charm and character of the bygone era, its location is perfect being in a semi rural area on the fringe of North Rode village centre. The village of North Rode is simply stunning being one of Cheshire's hidden gems surrounded by picturesque countryside offering superb walks. Dairny Hall Day Nursery and Pre-School, rated Outstanding by Ofsted, is accommodated in the village in a Grade II listed building within the former village school. While the village is set away from main roads, its convenience to many local centres is ideal, located between Congleton and Macclesfield within easy reach of Alderley Edge and Wilmslow.

Although the property retains character, it also has all the modern conveniences and has been well maintained and improved by the present owners, of particular note is that the windows have been replaced by Everest being constructed of timber frames and finished in 'Chartwell Green' and being triple rated and double glazed. The shared septic tank has been replaced by a modern sewerage treatment plant which meets the latest regulations and finally the property was re-roofed two years ago by the reputable specialists, A D Booth.

The internal accommodation has three forms of heating, these being LPG central heating from a combi boiler, part electrical and a cast iron multi fuel stove in the lounge fireplace.

Internally the well maintained and tastefully decorated accommodation comprises: feature front door to hall with access to the fitted rustic cottage kitchen, dining room, W.C./cloakroom, lounge with French doors to outside, door to lobby with stairs to first floor landing accessing three bedrooms, the master having fitted wardrobes and completing the accommodation is the bathroom with white traditional style claw foot bath and shower over.



Externally the property is set with a cottage style garden and opposite the property is a woodland area which accommodates parking for three cars with modern steel shed.

Viewing is highly recommended if you are seeking a property with true rustic appeal.

## The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE HALL** 10' 0" x 4' 4" (3.05m x 1.32m) in length : Solid oak stable-type front door with beautiful stained and leaded glass insert. Limestone tiled floor. Windows to two elevations. Antique pine door to dining room. Telephone point. Exposed beams. Access to:

**KITCHEN** 13' 11" x 11' 3" (4.24m x 3.43m) : Exposed beams. 'Rivened' granite worktop with tiled splashback above, and with moulded drainer to inset glazed Belfast sink unit with brushed aluminium period-style mixer tap. Range of attractive base units incorporating cupboards and drawers, together with concealed space and plumbing for washing machine, and integrated Bosch dishwasher. Exposed brick chimney recess with built-in extractor hood, tiled surround, and space for range cooker. Matching wall cupboard housing Worcester combi LPG central heating boiler. Matching corner-set wall cupboard. Tall matching unit housing Belling integrated fridge freezer, and with adjoining floor/store cupboards and wine rack. Limestone tiled floor. Radiator. Door to:

**DINING ROOM** 12' 3" x 9' 0" (3.73m x 2.74m) : Heavily beamed ceiling incorporating superb original strip timber infill. Radiator. Beamed archway to lounge. Door to:

**CLOAKROOM** : White suite with brass period-style fittings and comprising: low flush W.C., and hand basin. Storage recess. Beamed ceiling. Two wall light points. Radiator. Quarry tiled floor.



**LOUNGE** 12' 3" x 11' 11" (3.73m x 3.63m) into chimney recesses : Windows to two elevations including twin triple rated French doors to garden and twin arched double glazed windows to either side of the chimney recess. Splendid cast iron multi-fuel burner set into chimney recess on raised stone flagged hearth and with stone mantel above. Heavily beamed ceiling with superb original strip timber infill. Two wall light points. Two electric Fischer radiators. Door leading to:

**LOBBY** : Natural light. Night storage heater. Staircase to first floor.

## First Floor :

**LANDING** : Two wall light points. Electric meter. Store cupboard. Triple rated double glazed window to rear aspect.

**BEDROOM 1** 12' 4" x 12' 0" (3.76m x 3.65m) into chimney recesses & excluding built-in bulkhead store cupboard : Pitched and beamed ceiling with two double glazed Velux windows. Additional triple rated double glazed window. Two wall light points. Radiator. Two fitted double wardrobes.

**INNER LANDING** 12' 5" x 2' 11" (3.78m x 0.89m) in length : Pitched and beamed ceiling. Radiator. Doors to:

**BEDROOM 2** 13' 2" x 8' 10" (4.01m x 2.69m) plus deep recess with fitted shelving : Triple rated double glazed windows to two elevations. Pitched and beamed ceiling with double glazed Velux window. Two wall light points. Telephone point. Radiator.

**BEDROOM 3** 11' 3" x 7' 10" (3.43m x 2.39m) plus door recess : Pitched and beamed ceiling with double glazed Velux window. Triple rated double glazed window. Two wall light points. Radiator.



**BATHROOM** : Walls are part strip timber panelled to complement traditionally styled suite in white with chrome fittings and comprising: free-standing claws foot bath with Britannia St James shower unit with traditional shower head, pedestal wash basin and low level W.C. Attractive black and white diamond patterned tiled floor. Pitched and beamed ceiling with two double glazed Velux windows. Radiator.

**OUTSIDE** : Attractive mature lawned cottage garden. Opposite the woodland garden, there is a modern steel shed on land owned by the vendor which also accesses the road with parking for three cars.

**SERVICES** : Mains water, electricity, LPG heating and a shared modern water/sewerage treatment plant that meets current regulations, which replaced an old septic tank.

**TENURE** : Freehold. However, the owner pays £100 per annum for a right of way to access the garage and parking.

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

**TAX BAND**: E

**LOCAL AUTHORITY**: Cheshire East

**DIRECTIONS**: From our offices on West St drive towards Antrobus St (325 ft). Turn right onto Antrobus St (0.2 mi). Turn left onto Mill St (486 ft). At the roundabout, take the 3rd exit onto Mountbatten Way/A54 (0.4 mi). At the roundabout, take the 1st exit onto Moor St/A54. Continue to follow A54 (3.1 mi). Slight left onto Church Ln (108 ft). Turn left to stay on Church Ln and the property can be found immediately on the right.

