Whittaker & Biggs
Est. 1930
Rostons Group







# Rainow Farmhouse Under Rainow Road, Congleton, CW12 3PL

## £650,000

- An Individual Three Bedroom Detached Home
- Formal Lounge With Direct Access Into The Orangery
- Established Lawns & Additional Paddock Area
- Offered With No Upward Chain
- Adjoining Land & Established Gardens
- Good Size Dining Kitchen With Pantry & Separate Dining Room
- Potential To Create Separate Vehicular Access Subject To The Necessary Consents
- Generously Proportioned Accommodation Throughout
- Principal Bedroom With Dual Aspect Windows
- Enviable Location With Far Reaching Views Of The Open Countryside

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# Rainow Farmhouse Under Rainow Road, Congleton CW12 3PL

Occupying an enviable semi-rural position on Under Rainow Road, Timbersbrook, surrounded by open countryside and enjoying breathtaking, far-reaching views across the Cheshire Plain, this individual three-bedroom detached home represents a genuinely rare opportunity. With approximately 0.65 acres of adjoining land, established gardens and considerable future potential, the property offers all the appeal of country living whilst remaining remarkably convenient for Congleton and its surrounding towns.

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Council Tax Band: F





The location is undoubtedly one of the property's defining features. The beautiful surrounding countryside provides an ever-changing backdrop, with far-reaching views enjoyed from both the house and grounds, whilst Bosley Cloud is within close proximity, providing access to picturesque countryside walks and some wonderful elevated scenery. Despite this distinctly rural atmosphere, Congleton town centre and Congleton Railway Station are approximately five minutes away by car, making the property surprisingly accessible for everyday amenities and onward travel. There are also convenient road connections towards Macclesfield and Leek, making this an excellent proposition for those wanting a countryside lifestyle without feeling isolated.

The property itself offers an increasingly rare opportunity for purchasers looking for a home where the setting, land and potential are every bit as important as the house itself. Whilst the accommodation would benefit from further modernisation, a number of significant improvements have already been undertaken, including the property being re-roofed in 2025, together with new radiators and electrical works.

Internally, the accommodation is generously proportioned and retains some lovely features, including original woodblock parquet flooring within the entrance hall. There is a separate dining room and a particularly spacious dining kitchen with pantry and additional storage, whilst the substantial lounge opens directly into an orangery. With glazing extending across its elevations, the orangery makes the very most of the property's exceptional position, providing a wonderful place to sit and take in the surrounding fields and expansive Cheshire countryside.

To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom with a dual aspect. The elevated position really comes into its own at this level, with bedrooms enjoying superb outlooks over the adjoining fields and far-reaching views across the Cheshire Plain. A family bathroom and separate WC complete the first-floor accommodation.

For purchasers wishing to create something more individual, there is considerable scope to further enhance and potentially extend or substantially remodel the existing dwelling, subject to obtaining the necessary planning permissions and consents. Given the extent of the grounds, purchasers with more ambitious plans may also wish to investigate the potential for a replacement dwelling, entirely subject to the appropriate planning approval.

Externally, the property sits beautifully within its surroundings, with established gardens wrapping around the front, side and rear. Lawns, mature trees, planting and traditional stone boundaries complement the rural setting, with various areas from which to sit and appreciate those magnificent views.

Beyond the formal gardens is a separate paddock, providing useful grazing for small livestock and contributing to grounds extending to approximately 0.65 acres. An external store/utility provides additional practical space, whilst the configuration of the grounds may offer potential to create off-road parking and a separate vehicular access, subject to the relevant planning and highway consents.

For anyone dreaming of a home in the countryside but unwilling to compromise on accessibility, this is an exciting and increasingly difficult-to-find opportunity: land, panoramic Cheshire views and beautiful walks virtually on the doorstep, yet with Congleton just minutes away.

### ENTRANCE HALL
Having original woodblock parquet flooring, radiator and UPVC double glazed leaded windows to the front and side aspects, together with a central part-glazed entrance door. Stairs rise to the first-floor landing.

### DINING ROOM
12'7" x 11'10"
Having a double glazed bow-shaped window to the front aspect, additional single glazed window to the side aspect, radiator, exposed beams and coving to the ceiling.

### DINING KITCHEN
14'9" x 14'11"
A generously sized dining kitchen fitted with a range of retro-style wall-mounted cupboards and base units with work surfaces over, incorporating a single drainer stainless steel sink unit with mixer tap. Integral electric combination oven and grill with warming drawer and glazed display cabinetry. A distinctive single glazed bow-shaped box bay window to the rear takes full advantage of the far-reaching views across the Cheshire Plain. Three-quarter tiled walls, wood-effect vinyl flooring and radiator. Feature display niche.
A walk-in store/boot room has a UPVC double glazed window to the front aspect, fitted shelving and access to the cellar. There is also an additional understairs pantry store.
Access leads through to the rear porch, having windows and a side entrance door.

### LOUNGE
15'11" x 14'7"
Having a UPVC double glazed bow-shaped window to the front aspect, radiator and feature tiled fireplace with tiled hearth and mantel. Coving to the ceiling and an opening through into the orangery.

### ORANGERY
10'9" x 11'8"
Having hardwood double glazed windows to all elevations, creating an excellent vantage point from which to enjoy the far-reaching views across the Cheshire Plain, adjoining gardens and surrounding fields. Radiator and recessed LED lighting.

### FIRST FLOOR LANDING
Having recessed LED lighting, coving to the ceiling, radiator and UPVC double glazed window to the side aspect.

### BEDROOM ONE
14'6" x 17'0"
An impressive principal bedroom having dual-aspect UPVC double glazed windows. The front-facing window enjoys views over the adjoining fields, whilst the rear elevation commands far-reaching views across the Cheshire Plain and surrounding countryside. Radiator.

### BEDROOM TWO
11'10" x 12'7" plus built in wardrobes
Having a UPVC double glazed window to the front aspect overlooking the adjacent fields, radiator, coving to the ceiling and built-in wardrobe.

### BEDROOM THREE
9'0" x 12'1"
Having a UPVC double glazed window to the rear aspect enjoying far-reaching views across the Cheshire Plain and adjoining fields. Built-in wardrobe with hanging rail and radiator.

### FAMILY BATHROOM
7'10" x 5'5"
Fitted with a panelled bath with Triton electric shower over and pedestal wash hand basin. UPVC double glazed obscured window to the side aspect, airing cupboard housing the hot water cylinder with fitted shelving and fully tiled walls.

## SEPARATE WC

Having a low-level WC, tiled walls, recessed LED lighting to the ceiling and UPVC double glazed window to the side aspect.

## EXTERNALLY

The property occupies a particularly attractive semi-rural setting, standing within established wraparound gardens together with approximately one acre of adjoining land, all enhanced by quite breath-taking, far-reaching views across the Cheshire Plain and surrounding countryside.

The gardens extend to the front, side and rear of the property and are predominantly laid to lawn, complemented by mature trees, established planting and traditional stone boundary walls. Paved pathways and seating areas provide places from which to appreciate the property's wonderful outlook, whilst the elevated position makes the most of the panoramic views beyond.

Adjoining the formal gardens is a separate paddock, providing useful grazing suitable for small livestock and adding considerably to the versatility and appeal of the property for those seeking a home with land.

There is also an external store/utility, providing useful additional storage and practical space.

The extent of the grounds may also provide potential to create a separate vehicular access and off-road parking area, subject to obtaining any necessary planning permission and consents, offering purchasers further scope to adapt the property to their individual requirements.

The combination of established gardens, adjoining land and uninterrupted countryside views creates a particularly special outside setting and one which is likely to prove a major feature of the property.

## AML REGULATIONS.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

## NOTES

Property connected to a septic tank











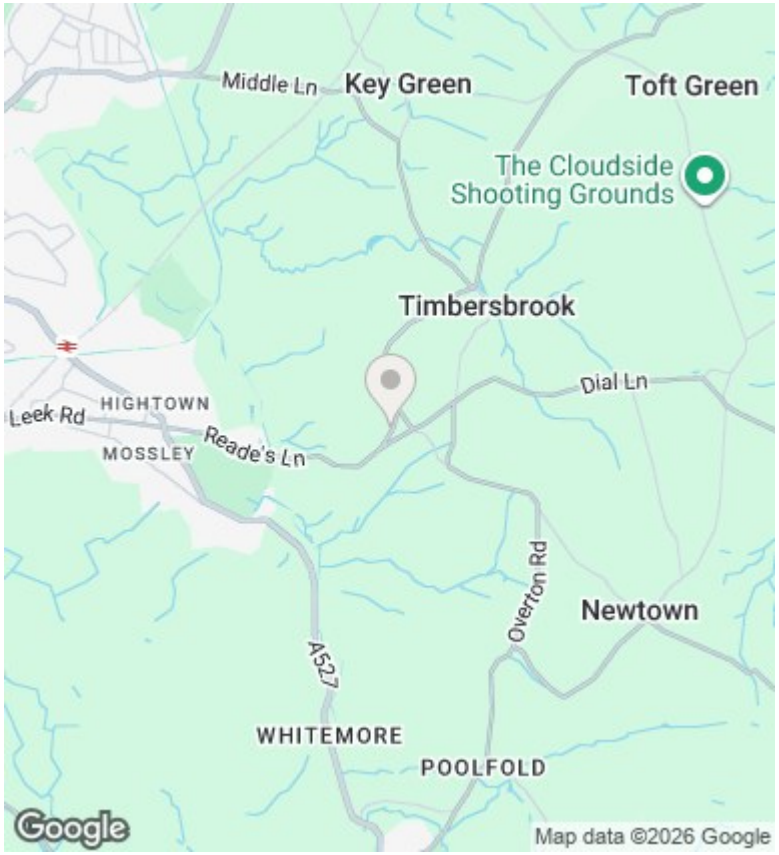











## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

F

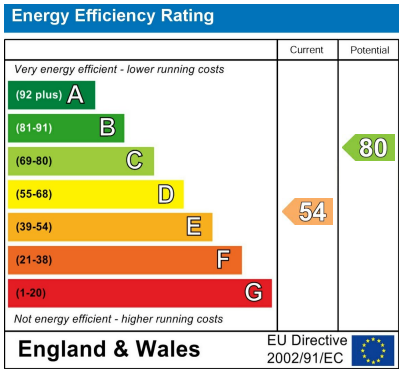



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