

STEPHENSON BROWNE

Childs Lane, Brownlow

CW12
4TG

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Offers Over £475,000

DESCRIPTION

*** ENVIABLE RURAL LOCATION – FANTASTIC PLOT – PANORAMIC COUNTRYSIDE VIEWS ***

Occupying an exceptional plot of approximately 0.38 acres in the peaceful rural hamlet of Brownlow, this charming 1930s semi-detached home enjoys breathtaking surroundings, with rolling countryside in every direction creating a truly tranquil setting. Offering character, space and exciting potential to extend (subject to the relevant planning permissions), the property presents a wonderful opportunity for buyers looking to create a long-term family home tailored to their own tastes.

Internally, the property welcomes you through a porch into the entrance hallway, where classic checkerboard tiling immediately sets the tone for the home's character and period charm. From here, you are led into the spacious open-plan lounge and dining area, a bright and airy space enhanced by high ceilings that amplify the feeling of openness throughout. French doors open directly onto the rear garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living.

Also accessed from the hallway is a separate sitting room, a versatile space ideal as a second lounge,













playroom, or home office depending on your needs. The kitchen provides ample space for appliances and is complemented by a dining area just off the main space, offering a practical layout for everyday living. From here you will also find access to the downstairs cloakroom, while the kitchen enjoys a delightful outlook across the rear garden.

To the first floor, the property offers three well-proportioned bedrooms along with a main three-piece family bathroom suite, providing comfortable accommodation for families or those needing additional space for guests or home working.













ROOM DESCRIPTIONS

One of the true showstoppers of this home is the outstanding outdoor space. The south-facing garden is a genuine gardener's paradise and has been meticulously cared for over the years. A long, luscious lawn stretches down the plot and is bordered by mature trees and established greenery, creating a private and peaceful environment. To the right-hand side at the bottom of the garden you will find a dedicated vegetable patch, perfect for those keen on growing their own produce.

The garden also benefits from two wooden sheds providing useful outdoor storage, along with a detached single garage with an additional store to the rear. The garage offers excellent versatility, ideal for secure parking or as a workshop space.

Immediately outside the property there is a raised patio seating area, a perfect spot for relaxing during the warmer months or enjoying outdoor dining. The expansive garden makes an ideal setting for entertaining, family gatherings, and summer celebrations.

To the front of the property is a long driveway providing ample off-road parking, alongside a further well-maintained lawned garden area which enhances the home's kerb appeal.

Location:

The property is situated within the desirable rural locality of Brownlow, just a short distance from the market town of Congleton. The area is renowned for its beautiful Cheshire countryside, offering an abundance of scenic walks, quiet country lanes and open landscapes, making it ideal for those seeking a peaceful village lifestyle.

For dining and socialising, the well-regarded The Brownlow Inn is located nearby and is a popular country pub and restaurant known for its welcoming atmosphere and food.

Despite its rural feel, the property remains well connected. The nearby town of Congleton provides a wide range of everyday amenities including supermarkets, independent shops, cafes, restaurants and leisure facilities. The town also offers a railway station with services to major centres, while road connections are excellent via the A34 and A534 linking to the wider Cheshire and Staffordshire areas.

The surrounding countryside also provides access to a variety of walking and cycling routes, canal-side paths and scenic trails, making the area particularly attractive to outdoor enthusiasts.

Combining countryside tranquillity with convenient access to nearby towns and transport links, this characterful home offers a rare opportunity to enjoy rural living while remaining well connected to everyday amenities.













Porch
5'10" x 3'2"
Giving access to the entrance hall.

Hallway
10'5" x 6'1"
Providing access to all ground floor accommodation and stair access to the first floor accommodation, ceiling light fitting, radiator, checkered tiled flooring, power points.

Open Plan Lounge / Dining Room

Lounge Area
13'10" x 11'10"
UPVC double glazed window to the front elevation, ceiling light fitting, feature fireplace, carpet flooring, radiator, power points.

Dining Area
12'4" x 10'10"
French doors to the rear elevation, ceiling light fitting, two wall light fittings, radiator, carpet flooring, power points.

Sitting Room
10'11" x 10'5"
UPVC double glazed walk in bay window, ceiling light fitting, radiator, carpet flooring, feature fireplace, two wall light fittings, power points.

Dining Room
14'10" x 7'3"
Two ceiling light fittings, tiled flooring, access to under stair storage/pantry, radiator, power points, open access into the kitchen.

Kitchen
13'0" x 12'5" max (l shape room)
Wooden fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset stainless steel sink with single drainer and mixer tap, space for washing machine and dryer, space for dishwasher, space for cooker, tiled flooring, space for fridge, two UPVC double glazed windows to the rear elevation, external side access door out into the garden, ceiling light fitting, ample power points, radiator, direct access into the cloakroom.

Cloakroom
6'11" x 6'1"
Low level WC, hand wash basin with pillar taps, houses the oil-fired boiler, half tiled walls throughout, tiled flooring, ceiling light fitting, extractor fan, opaque UPVC double glazed window to the side elevation, radiator.

Landing
14'9" x 6'1" (inc stairs)
Providing access to all first floor accommodation, carpet flooring, ceiling light fitting, UPVC double glazed window to the side elevation, radiator.

Bedroom One
13'10" x 11'10"
UPVC double glazed windows to the front and rear elevation, ceiling light fitting, carpet flooring, fitted wardrobes and cupboard space, radiator, power points.













Bedroom Two
10'11" x 10'4"
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, radiator, power points, fitted wardrobe.

Bedroom Three
15'9" x 8'6"
UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, radiator, power points, fitted wardrobes, airing cupboard.

Bathroom
7'4" x 5'11"
Three piece suite comprising low level WC, hand wash basin with pillar taps and wall mounted mirror above, low level bath with mixer tap and electric shower shower, tiled walls throughout, vinyl flooring, ceiling light fitting, fitted cupboard, extractor fan, opaque window to the rear elevation.

Detached Garage
18'4" x 10'11"
Up and over garage door, power and light, access to a small store at the rear of the garage.

Externally
The property boasts an exceptional south-facing garden, beautifully maintained and offering a long lawn bordered by mature trees and established planting, creating a private and peaceful setting. A vegetable patch sits to the rear, ideal for growing your own produce. The garden also includes two wooden sheds and a detached single garage with additional rear storage. A raised patio area directly outside the house provides the perfect space for outdoor dining and relaxation. To the front, a long driveway offers ample off-road parking alongside a well-kept lawned garden that enhances the home's kerb appeal.

Tenure
We understand from the vendor that the property is Freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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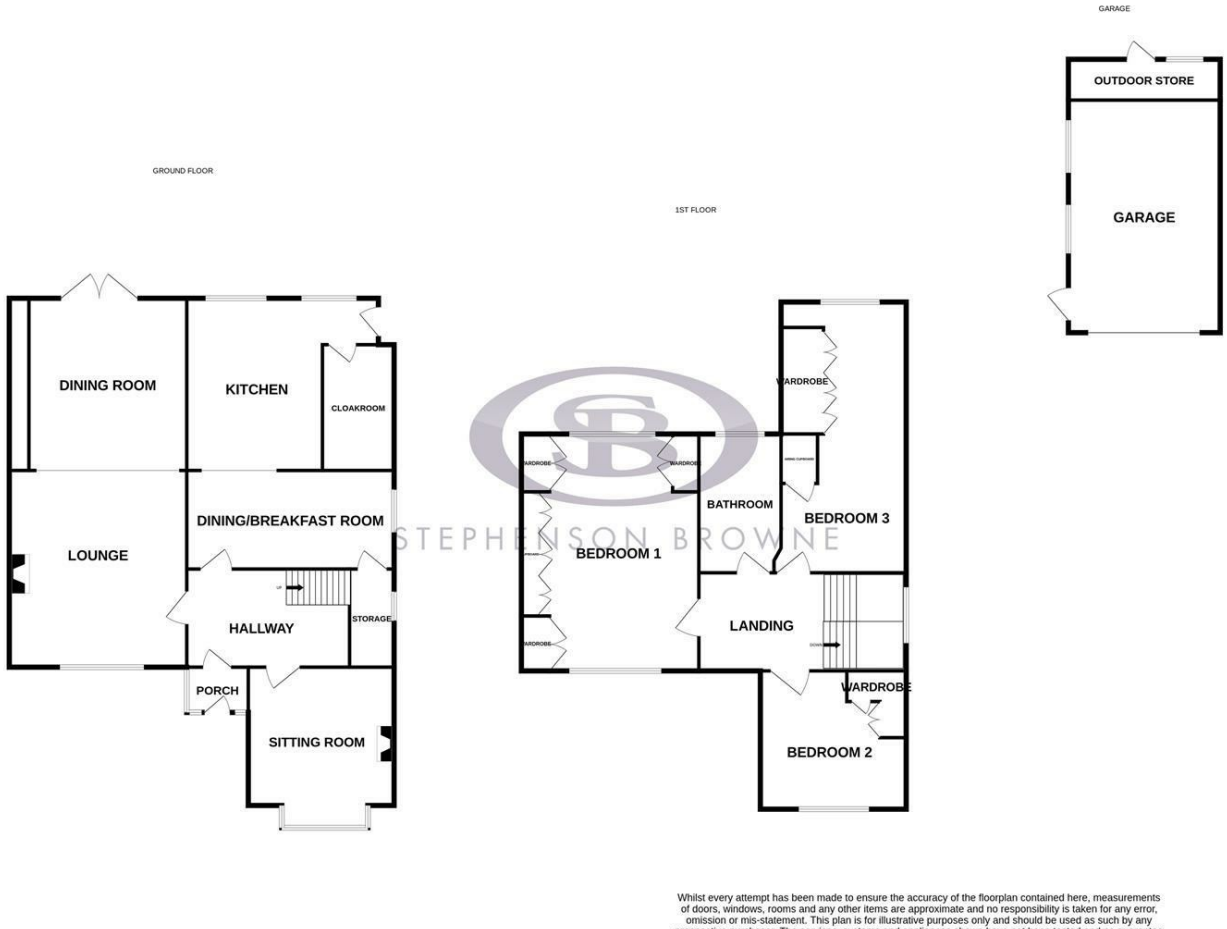








Floorplans

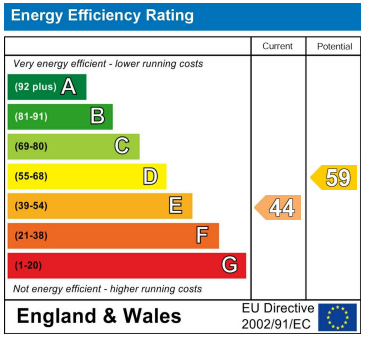


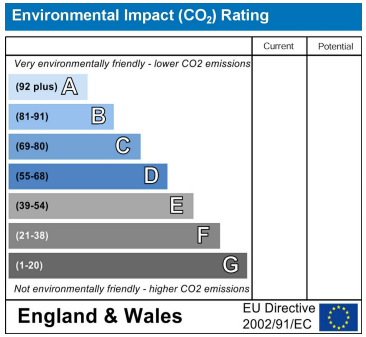
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating





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