



EXCEPTIONAL GRADE II LISTED GENTLEMAN'S RESIDENCE DATING FROM THE LATE 1700'S

23 LAWTON STREET,
CONGLETON, CHESHIRE, CW12 1RU

Freehold

savills

THE ACCOMMODATION IS ARRANGED OVER FOUR FLOORS AND EXTENDS TO AROUND 2,800 SQ FT IN TOTAL.

23 LAWTON STREET, CONGLETON, CHESHIRE, CW12 1RU

Freehold

Four bedrooms ♦ Three reception rooms ♦ Bespoke fitted kitchen ♦ Utility ♦ Conservatory ♦ Gated driveway ♦ No onward chain ♦ EPC rating = Listed Building

Situation

Congleton Town Centre: 1.2 miles, Macclesfield Train Station 9.9 miles, Alderley Edge: 11.2 miles, Wilmslow: 13 miles, Manchester Airport: 17.8 miles, Manchester City Centre: 26.1 miles.

Conveniently situated in the heart of Congleton town centre the property is moments from an enviable range of amenities including many high quality shops, restaurants, the leisure centre, railway station and Congleton Park.

The property is well placed for the commuter to the nearby Northwest motorway network which is accessed at Junction 17 or 18 of the M6 motorway. The town's railway station which offers a links to London Euston and Manchester Piccadilly. Manchester International Airport is 17.8 miles away.

Description

23 Lawton Street is truly exceptional Grade II listed Gentleman's Residence dating from the late 1700's. This unique property of historical and architectural importance is nestled amongst other interesting properties in the centre of Congleton and is offered for sale with no onward chain.

The property has recently been the subject of an extensive yet sympathetic programme of restoration and refurbishment with attention having been lavished on every detail. Period features now seamlessly combine with modern convenience. The accommodation is arranged over four floors and extends to around 2,800 Sq Ft in total. Should a prospective buyer be looking for a mixed use property, the ground floor offers tremendous potential for business use (subject to the relevant consents) and benefits from high street frontage with a delightful York stone terrace with set behind wrought iron railings.

The property is entered through a central doorway with original front door and decorative fanlight into a welcoming hallway with stunning original Minton tiled flooring. There are two generously proportioned reception rooms to this floor both of which feature original fireplaces, ceiling cornices and sash windows with shutters. Completing to the accommodation on this floor is a cloakroom with WC and a small room suitable as a study, store room or kitchenette.



To the first floor the galleried landing is of tremendous proportions and would suit an open plan study or reading area to one end whilst allowing access onto the rear gardens at the other. To the left of the landing is a another reception room which equals the generous proportions and period features of the other two. This in turn leads through to a bespoke fitted 'in frame' shaker style kitchen with quartz work surfaces, Belfast sink, free standing gas range cooker, integrated dishwasher and fridge freezer. A timber conservatory is off the kitchen which opens onto the private rear gardens. Completing the first floor accommodation is a double bedroom and a stunning house bathroom with Fired Earth tiling and period style suite.

Stairs lead to the second floor via a half landing with a feature leaded window where there are three further double bedrooms and another beautifully appointed bathroom featuring a separate shower and bath.

To the rear of the property there are wonderfully mature, particularly private and fully enclosed walled gardens which are mainly laid to lawn. A stone patio area provides the perfect area for outdoor entertaining. There is a gated driveway allowing for vehicular access and extensive off road parking to the rear of the property off Lowe Avenue.

This is a truly rare opportunity to acquire one of the most iconic Georgian properties in the centre of Congleton which must be viewed to appreciate all it has to offer.

Tenure:

Freehold

Viewing:

Strictly by appointment with Savills



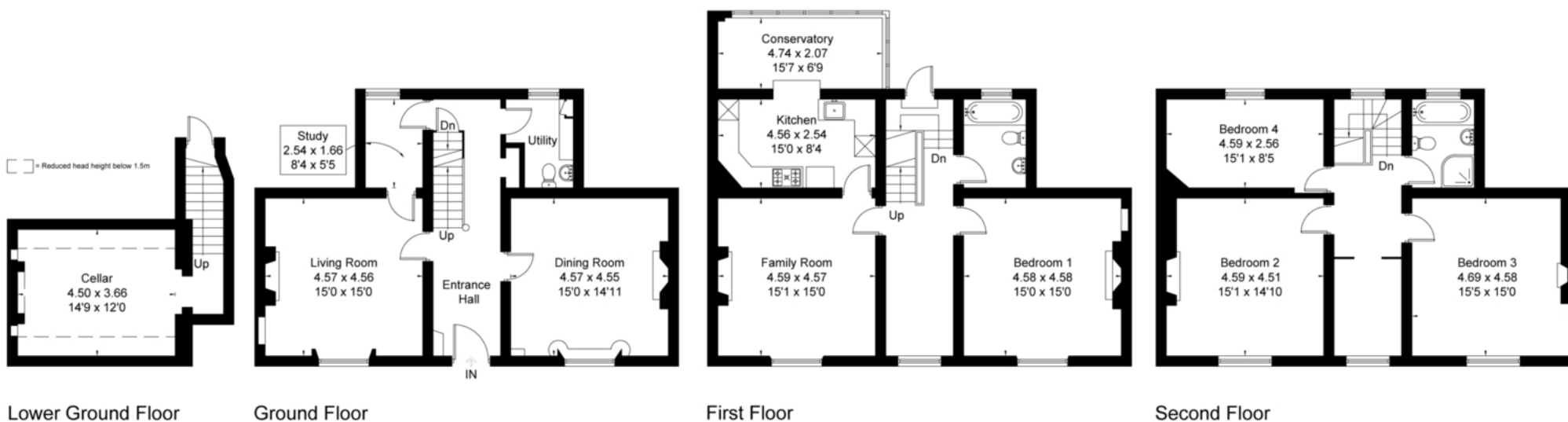
Approximate IPMS2 Floor Area = 255.9 sq m / 2754 sq ft (Including Cellar)

Limited Use Area = 6.8 sq m / 73 sq ft

Total = 262.7 sq m / 2827 sq ft

For identification only. Not to scale.

© Fourwalls Group



Savills Wilmslow

Andrew Thorpe

wilmslow@savills.com

01625 417450

[savills.co.uk](https://www.savills.co.uk)

Important notice: Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91024010 Job ID: 130200 User initials: AT - Photographs March 2018