



# Exceptional Grade II listed Gentleman's Residence

**23 Lawton Street, Congleton, Cheshire, CW12 1RU**

Freehold







Four bedrooms house • Two bed attached cottage •  
Three reception rooms • Bespoke fitted kitchen •  
Utility • Garaging • Gated driveway • No onward  
chain

#### Local information

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 Congleton link road is currently under construction and is expected to complete by 2020. The town's railway station offers links to London Euston (1 hour 55 minutes via Stoke-On-Trent) and Manchester Piccadilly (direct in 41 minutes). Manchester International Airport is 17.8 miles away.

#### About this property

The sale of 23 Lawton Street represents a rare opportunity to acquire a stunning Grade II listed Georgian residence with attached two bedroom cottage and garaging. 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 3855 sq ft 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 the first accommodation 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.

The attached two bedroom cottage is ideal for the home owner seeking accommodation for a dependant relative, au-pair or as guest accommodation. The accommodation comprises of a living room, kitchen/diner, downstairs WC, two bedrooms and family bathroom.

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

#### **Local Authority**

Cheshire East

#### **Viewing**

Strictly by appointment with Savills







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**Gross internal area (approx)** = 332.5 sq m / 3579 sq ft, External Cupboard = 0.6 sq m / 6 sq ft, Garage = 25.1 sq m / 270 sq ft  
**Total** 358.2 sq m / 3855 sq ft



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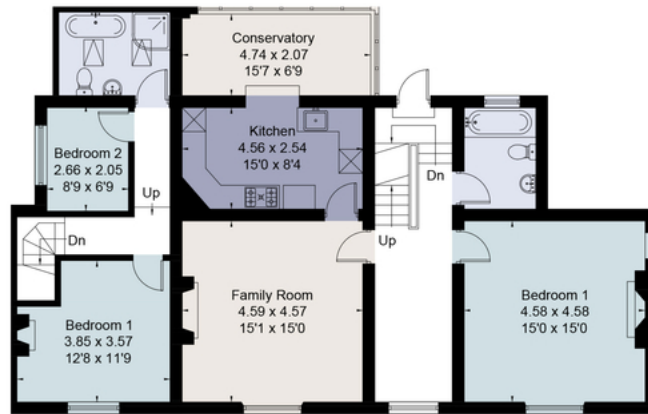
savills.co.uk

**Andrew Thorpe**

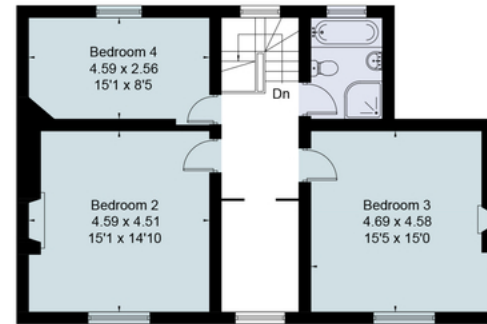
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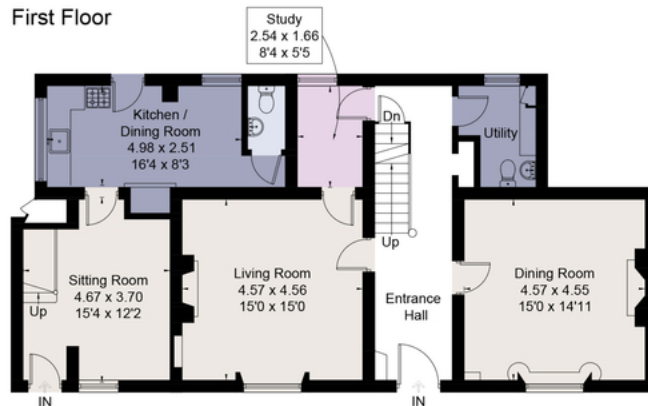
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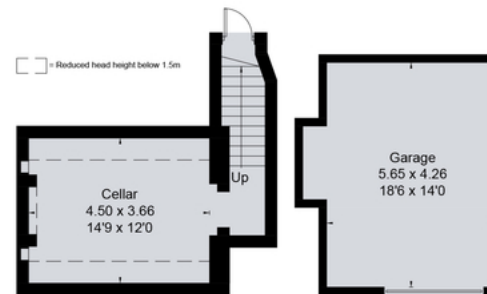
First Floor



Second Floor



Ground Floor



Lower Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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