



Grade II listed Georgian townhouse

Georgian House, 33 Lawton Street, Congleton, Cheshire CW12 1RU

Freehold

savills



No chain • Four bedrooms, two bathrooms • Dressing room • Two reception rooms • Dining kitchen • Laundry room • Study • Extensive landscaped gardens

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

This magnificent Grade II listed Georgian townhouse represents a truly rare opportunity to acquire an impeccably maintained home of architectural merit and historical importance. In recent years the current owners have commissioned a comprehensive yet sympathetic program of restoration and improvement at great expense, lavishing attention on every detail.

The Georgian House now seamlessly combines period features with contemporary high

quality fixtures to provide a fabulous home well suited to modern living. It's a house perfect for entertaining; the current owners use the large south facing gardens for summer parties; the charming dining room for dinner parties and cocktails in the sumptuous drawing room.

The bright, spacious and versatile accommodation extends to over 2,900 Sq ft. To the ground floor off the grand entrance hall there is dining room with stone fireplace, an impressive 24'7 dual-aspect drawing room with log burning



stove and a beautifully appointed dining kitchen, all with oak flooring. The kitchen is fitted with attractive painted hardwood units, oak work surfaces, Siemens electric oven, induction hob and extractor along with a dark blue gas AGA.

Leading to the first and second floors is a stunning spindle staircase with attractive arched windows to the half landings. On the first floor there are three generously proportioned bedrooms served by a contemporary house bathroom

with separate shower and roll top bath. The second floor is dedicated to an indulgent boutique hotel style master suite comprising of a dressing room, shower room and a 27'4 bedroom with open plan sitting room and log burner to one end.

The cellars comprise of three chambers currently used as a study, laundry room and a store room. Completing the accommodation is a 'gardeners loo' and summer kitchen/utility room accessed off the rear courtyard.

Externally to the rear there are multiple entertaining areas starting with a courtyard which leads up to the main entertaining patio area then a further set of steps take you up to the south facing gardens, mainly laid to lawn. Beyond this is a gate which leads you to the Orchard.

Tenure
Freehold

Viewing
Strictly by appointment with Savills

Georgian House, 33 Lawton Street, Congleton,
Cheshire CW12 1RU
Gross internal area (approx) 276.5 sq m / 2976 sq ft

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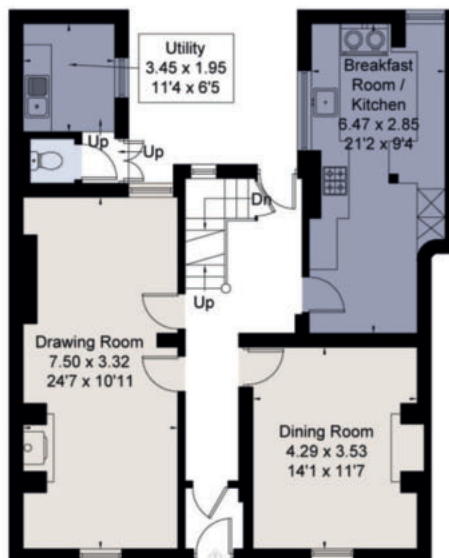
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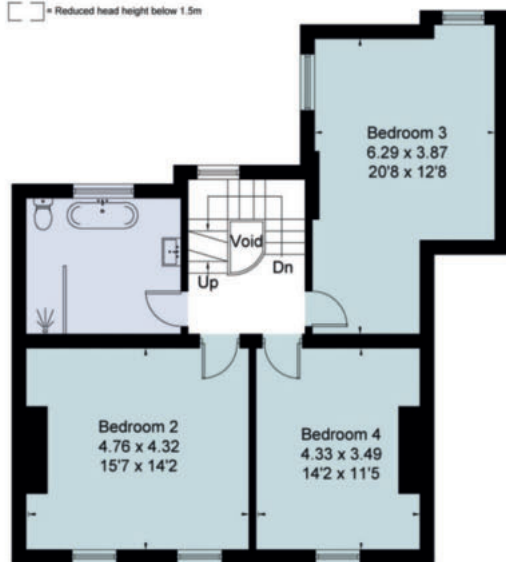


Lower Ground Floor



Ground Floor

□ = Reduced head height below 1.5m



First Floor



Second Floor

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