



The Coach House, 23A Lawton Street, Congleton, CW12 1RU

£250,000

- A Charming Grade II Listed Two Bedroom Character Residence
- Perfectly Proportioned Lounge
- Attached Garage Offering Scope To Convert Subject To The Necessary Consents
- Offered With No Upward Chain
- Retaining Original Features Throughout
- Handy Downstairs WC
- Low Maintenance Gravelled Court Yard
- Good Size Open Plan Dining Kitchen
- Luxurious Family Bathroom
- Perfectly Located For Local The Amenities Of Congleton And Train Station

23A Lawton Street, Congleton CW12 1RU

A Truly Charming Grade II Listed Character Residence Beautifully Restored with No Upward Chain.

Steeped in history and brimming with charm, this beautifully restored Grade II listed residence offers an exceptional blend of period elegance and tasteful modern living. Retaining a wealth of original features throughout, this unique home is a rare opportunity for those seeking character, style, and heritage.



Council Tax Band: C



The accommodation begins with a welcoming entrance which leads directly into the delightful lounge, flooded with natural light courtesy of the original sash windows and provides a warm, inviting atmosphere, perfect for relaxing. Traditional features continue throughout, including beautifully preserved fixtures and fittings that reflect the property's rich heritage.

Continuing into a spacious dining kitchen, where the original Minton tiled flooring creates an impressive first impression. The kitchen also features a striking cast iron cooking range, a wonderful period focal point, together with ample space for family dining. A convenient downstairs WC completes the ground floor accommodation.

Convenient access is available via the inner hallway and out onto the gravelled patio area and garage.

To the first floor, the charm continues with two bedrooms, one boasting an ornate cast iron fireplace that perfectly complements the home's character. The magnificent bathroom is undoubtedly the standout feature, luxuriously appointed with a freestanding bath, corner shower, and stylish fittings to create a truly impressive retreat.

Externally, the property benefits from an attached garage offering exciting potential for conversion, subject to any necessary consents. The low-maintenance gravelled garden provides an attractive outdoor space and offers the possibility of off-road parking for a small vehicle via the gated access beneath the archway.

Homes of this calibre rarely become available. Combining timeless character with sympathetic restoration, an internal viewing is essential to fully appreciate the beauty, craftsmanship, and unique charm this exceptional residence has to offer.

Entrance

Solid wood entrance door with access into the lounge and stairs to the first floor accommodation.

Lounge

13'4" x 12'1"

Having a hardwood single glazed sash window to the front aspect with original shutter doors. Wall light points,

Kitchen /Dining room

17'10" x 8'3"

Having a hardwood single glazed window to the side aspect and to the rear aspect
Side door with access to the outside patio area and access to the driveway and garage.
Comprising of a range of base units with solid wood work surfaces over incorporating a Belfast style sink, space and plumbing for washing machine, space for cooker, integrated fridge.

Original cast iron feature fireplace. Cast iron radiator and Minton tiled flooring

Access to the downstairs WC.

WC

Having a WC, wall mounted wash hand basin. Double radiator. Partially tiled walls. Extractor fan. Minton tiled flooring.

First Floor Landing

Having access to the bedrooms and family bathroom
Access to the loft. Wall light points. Radiator.

Bedroom One

12'5" into 9'1"x 11'10"

Having a hardwood single glazed window to the front aspect.
Coving to ceiling
Original cast iron fireplace into the chimney breast. Double radiator.

Bedroom Two

8'8" x 6'8"

Having a hardwood single glazed window to the side aspect.
Double radiator.

Family Bathroom

9'2" x 7'8"

Having hardwood Velux style double glazed windows to the ceiling.
Comprising of a four piece suite featuring a roll top freestanding bath with mixer taps over, corner shower cubicle with rainfall showerhead over, pedestal wash hand basin with chrome mixer taps, traditional WC. Wall mounted radiator. Original hardwood flooring. Partial tiled walls. Recessed downlights. Extractor fan

Externally

Having a gravelled patio and driveway with cobbled stepping stones to the rear with access to the garage

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While 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 misstatement. 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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Directions

Viewings

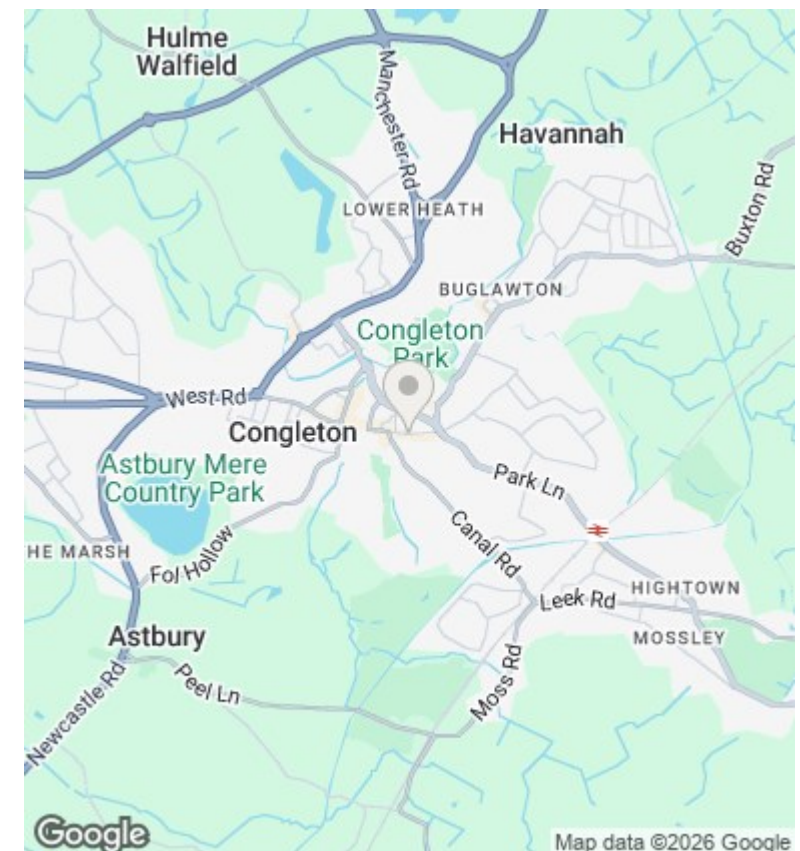
Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC