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## 17 Howey Hill, Congleton, CW12 4AF

Offers In The Region Of £385,000

A HANDSOME PERIOD HOME WITH A TRULY MAGICAL INTERIOR – ONE OF THE MOST BEAUTIFUL YOU'LL SEE

From the very first glance, this captivating home will set your heart racing. A vibrant forecourt welcomes you, framed by the cascading purple wisteria adorning the brick façade. Step through the original front door into a stunning reception hall with colourful Minton tiles, deep skirtings, and a stunning staircase.

The front reception boasts characterful sash windows, exposed wood floors, and a cast iron gas stove – a perfect blend of character and comfort.

The true heart of the home is the kitchen – a seamless fusion of modern design and period elegance. Featuring high-end appliances, sleek units, and flowing naturally into the garden room dining area with full-height anthracite windows and French doors leading into the lush garden. It's the ideal retreat to relax with a G&T after a long day.

Continuing through to the cosy lounge, you'll find lofty ceilings, deep skirtings, and a warming wood-burning stove. There's also a utility room, cloakroom, and an invitting sunroom – a perfect spot to enjoy a book and garden view. A cool cellar below provides an ideal wine store.

Upstairs, a turning staircase with timber banister leads to a galleried landing beneath a beautiful stained-glass skylight. The main bedroom is exceptionally large, with two sash windows framing panoramic views toward the iconic Bosley Cloud. A second double bedroom and a stunning bathroom with contemporary suite, walk-in shower, and freestanding bath complete the upper floor.

Outside, the private gardens are rich with foliage and seasonal colour – featuring a central lawn, raised borders, seating areas and a charming potting shed.

Situated in a sought-after area just 5 minutes' walk from town, with shops, cafes, and countryside walks on your doorstep - this is lifestyle living at its finest.

Call us today to arrange your private viewing – this home is simply unforgettable

**Entrance hall** 

Front lounge 12'0" x 13'1" (3.68 x 4)

Mid sitting room 11'1" x 11'10" (3.39 x 3.62)

Rear Dining Kitchen 15'3" x 17'4" max (4.67 x 5.3 max)

Utility room 10'9" x 4'2" inc wc (3.3 x 1.29 inc wc)

**Ground floor w.c.** 

Rear garden room 12'8" x 5'3" (3.88 x 1.62)

Landing

Bedroom 1 17'3" x 11'11" (5.26 x 3.65)

Bedrooom 2 11'11" x 11'0" (3.65 x 3.36)

Bathroom 10'3" x 10'9" (3.13 x 3.30)

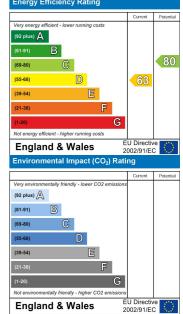
Front and rear gardens



#### **Area Map**

#### Energy Efficiency Rating Congleton Park 3 West Rd West St New Castle Rd (39-54) Congleton Astbury Mere Park Ln Country Park Wagg (92 plus) 🔼 (81-91) FOI HORON **Coogle**

### **Energy Efficiency Graph**



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