



Marsh Side Farm

Rushton Spencer



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Marsh Side Farm

Rushton Spencer
Macclesfield
Cheshire, SK11 0SE

Superb Grade II Listed Farmhouse

Substantial Four Bedroomed Accommodation

Delightful Setting In A Sought After Village Location

Range Of Outbuildings

Around 8.5 Acres

Three Reception Rooms

Master Bedroom With En-Suite

Viewing Highly Recommended

Offers in the region of : £1,150,000



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8.5 ac



Leek Office - 01538 383344



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Marsh Side Farm

Dating back to around 1875, this superb grade II listed farmhouse is situated in a delightful rural setting at Rushton Spencer, a highly sought after village between Leek and Macclesfield on the Cheshire border.

The farm offers substantial four bedroomed accommodation with numerous outbuildings including a former shippon with stabling, potting shed and a timber hay barn, all surrounded by around 8.5 acres of thereabouts.

The property benefits from a mixture of oil / solid fuel central heating system and briefly comprises: Entrance Hall with access to the Cellar, W.c, Living Room, Dining Room, Sitting Room, Study, fully fitted Kitchen / Diner with integrated appliances and Rear Hall / Utility Room to the ground floor. Landing Area with linen store, Master Bedroom with a superb En-Suite Shower Room, Three further excellent sized Bedrooms and Family Bathroom to the first floor.

Marsh Side Farm is situated close to the Peak District National Park, one of Britain's most loved landscapes, known worldwide for its outstanding beauty and views. A primary school and two public houses are within a short distance. The house itself enjoys wonderful views and is surrounded by picturesque countryside, yet is only 8 miles from Macclesfield town and 5 ½ miles from Leek, both of which cater for all the day to day facilities.

Ground Floor

Entrance hall

Stairs off. Stone flooring. Radiator. Access to Cellar.

W.C.

W.c. Feature stone trough wash basin.

Living Room

Log burner. Wood flooring. Coving. Radiator.

Sitting Room

Tiled floor. Fitted shelving. Side door. Access to:

Study

Radiator. Stone flooring. Electric cupboard.

Dining Room

Open fire with feature surround. Radiator. Storage cupboard. Stone flooring.

Kitchen / Diner

Fitted range of wall and base units. Granite work tops incorporating sink unit with drainer, rinser bowl and mixer tap. Aga. Integrated dishwasher and fridge x 2. Tiled floor. Side door. Pantry off. Access to:

Rear Hall / Utility Room

Wall and base storage units. Radiator. Rear door. Tiled floor. Belfast sink unit. Plumbing point.



First Floor

Landing area

Radiator. Linen cupboard off. Coving.

Master Bedroom

Radiator. Feature fire place.

En-suite

Walk-in shower cubicle. W.c. Wash basin with storage unit below. Feature free standing roll top bath. Spotlights. Central storage unit. Radiator. Airing cupboard.

Bedroom

Radiator. feature fire place.

Bedroom

Radiator. Feature fire place.

Bedroom

Radiator. Wash basin.

Bathroom

Feature shower cubicle. W.c. bath with feeder shower. Wash basin with storage unit below. Radiator.

Agents Notes

The property is approached via private driveway off Tan house Lane.

The vendor has advised us that two public footpaths are within the grounds of the farm.



General Information

Method of Sale: The property is offered for sale by private treaty.

Services: We understand the property has mains water and electric and is on private drainage.

Sporting, Timber and Mineral Rights: It is understood that these are included in the sale as far as they exist.

Tenure & Possession: The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements: The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority: Staffordshire Moorlands District Council

Viewing: Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Broadband Connectivity:

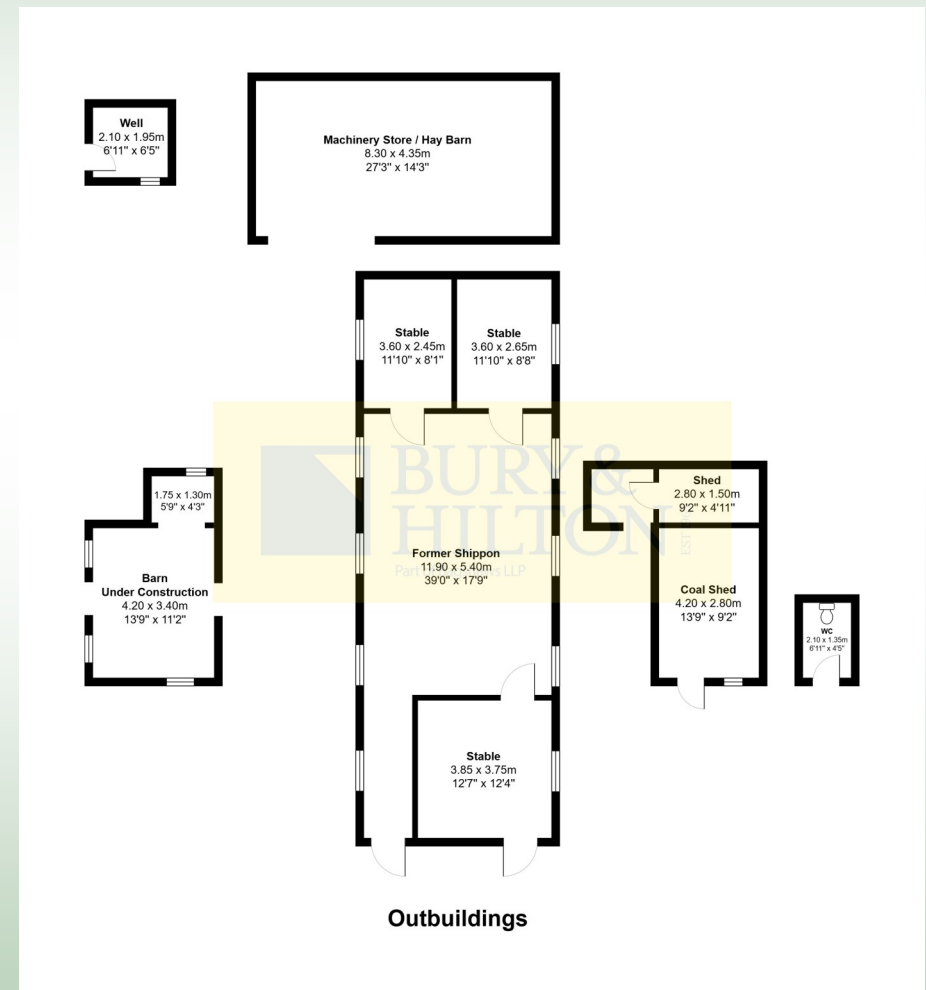
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





All measurements are approximate and for display purposes only



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