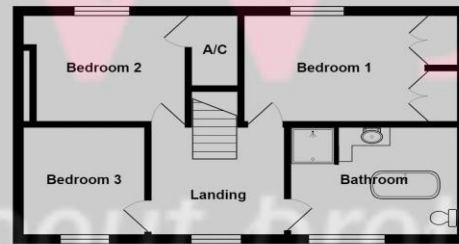


Ground Floor



Total Area: 132.1 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

First Floor



Energy performance certificate (EPC)

| | | |
|--|--|----------------------------|
| Rushton Cottage Rushton Spencer MACCLESFIELD SK11 0SE | Energy rating E | Valid until 19 May 2034 |
| Property type Mid-terrace house | Certificate number 2005-3038-0205-4584-1204 | |
| Total floor area 120 square metres | | |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

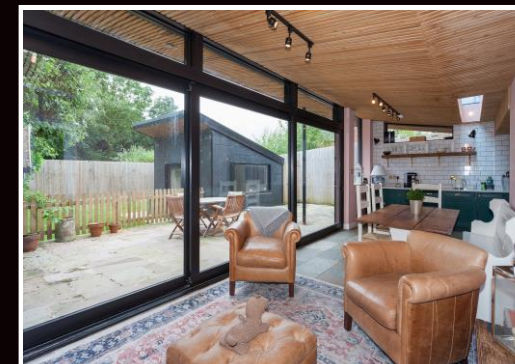


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Rushton Cottage

Sugar Street, Rushton Spencer, Macclesfield, Cheshire SK11 0SE

Selling Price: Offers in the Region Of £425,000

- STUNNINGLY EXTENDED & RENOVATED SPACIOUS COTTAGE
- FASHIONABLE OPEN PLAN LIVING DINING KITCHEN
- LOUNGE WITH EXPOSED BRICK FIREPLACE & SOLID FUEL STOVE
- THREE BEDROOMS
- REAR INDIAN STONE PAVED TERRACE & LAWNED GARDEN
- OFFICE POD WITH MEZZANINE FLOOR BUNK BED PLUS SHOWER ROOM
- RURAL VILLAGE OF RUSHTON SPENCER

FOR SALE BY PRIVATE TREATY (Subject to contract)

Idyllic Escape in Rushton Spencer: **Rushton Cottage** beckons you to experience the charm of rural living in the sought-after village of Rushton Spencer.

Steeped in character, this captivating property offers a haven of tranquility amidst Cheshire's picturesque countryside.

Unwind in Style:

Spacious and updated: Step into a world of peace and beauty. This stunningly renovated cottage, having been architecturally and cleverly extended to form open plan living, so highly sought for by today's families.

Work From Home: A trendy garden office pod which combines well as an occasional place to sleep, with separate shower room.

Enchanting gardens: Breathe in the fresh air and vibrant greenery, perfect for relaxing or spending time with loved ones, with extensive outside terrace areas, ideal for outdoor dining and entertaining.

Cozy Interiors: Warm and inviting interiors provide a comfortable retreat after a day exploring the surroundings. Beautiful, innovative extended areas create a distinct boutique feel, with this home offered with 3 well sized bedrooms and luxurious bathroom. The lounge features a multi-fuel stove creating a warm and inviting atmosphere.

Chefs Delight: The contemporary kitchen boasts custom units, natural quartz surfaces, stunning Aga cooker, ideal for creating culinary masterpieces.

Rural Bliss: Immerse yourself in the tranquility of the countryside, with stunning views and a sense of escape from the hustle and bustle.

Tranquil Escape: Nestled in a very discreet position within the sought-after village of Rushton Spencer, Rushton Cottage offers a peaceful retreat on the Staffordshire/Cheshire border.

Excellent Schools: The property falls within the catchment area for Rushton CE First School, rated "Outstanding" by Ofsted.

Convenient Connections: Congleton, Leek, and Macclesfield are all within a short drive, offering a variety of shops, amenities, and excellent transport links.

Beyond the Doorstep:

Picturesque Surroundings: Explore the scenic beauty of the Gritstone Trail and The Staffordshire Way, leading to Rudyard Reservoir and The Cloud (National Trust property).

Local Delights: Enjoy a relaxing walk to the popular Knot Inn pub or indulge in fresh treats from the excellent local bakery. Rich in History and Charm:

Leek: A Historical Gem: Explore the charming town of Leek, known for its well-preserved architecture, links to the Arts and Crafts movement, and a variety of independent shops, cafes, and restaurants.

This captivating property offers a unique blend of rural charm, modern comfort, and excellent access to amenities. Don't miss this opportunity to own a piece of paradise. Contact us today to arrange a viewing!

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Double timber doors to small inner porch with timber panelled door to:

ENTRANCE LOBBY 8' 0" x 2' 10" (2.44m x 0.86m) : Timber framed window to front aspect. Cloaks cupboard. Single panel central

heating radiator. Fired Earth slate floor. Door to cellar. Black framed 'Crittall' door to:

OPEN PLAN LIVING DINING KITCHEN 27' 0" x 26' 1" (8.22m x 7.94m) : L shaped.

KITCHEN AREA 27' 0" x 10' 0" (8.22m x 3.05m) : Low voltage downlighters inset. Suspended '3 branch' Edison vintage bulb light fitting. Timber framed window to front aspect with plantation shutters. Exposed reclaimed brick chimney alcove housing the oil fired Aga with hot plate, cooler plate and two ovens below. Distressed pine built-in cupboards to each alcove. Quartz preparation surface with preformed drainer and ceramic Belfast sink inset with mixer tap. Built-in 4-ring induction hob with Bosch electric oven/grill below. Further range of base cupboards and drawers in forest green with integrated dishwasher with quartz preparation surface over. White metro tiles to splashbacks.

LIVING DINING ROOM 9' 0" x 17' 0" (2.74m x 5.18m) : Cedar slatted clad ceiling with two glazed ceiling lights. Extensive bank of timber framed sliding doors opening onto the rear terrace. 13 Amp power points. Television aerial point. Fired Earth slate flooring with under floor heating. Door into lounge.

INNER LOBBY : Central stairs to first floor. Exposed pine wall panelling.

CLOAKROOM : Modern white suite comprising: low level W.C. with concealed cistern and ceramic vanity wash hand basin with chrome mixer tap. White metro tiles to half height. Patterned floor tiles.

LOUNGE 16' 11" x 11' 1" (5.15m x 3.38m) : Timber framed window to front aspect with panelled side. Double panel central heating radiator. Low voltage downlighters inset. 13 Amp power points. Television aerial point. Exposed brick fireplace with oak mantle over with 'Clear View' solid fuel stove inset on stone hearth. Fired Earth stone floor. French doors to living/dining area.

GALLERIED LANDING 12' 0" x 6' 1" (3.65m x 1.85m) : Timber framed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 1 FRONT 13' 0" x 8' 0" (3.96m x 2.44m) to wardrobes : Timber framed sealed unit double glazed sash window to rear aspect. Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Two double built-in wardrobes with overhead store cupboards to one wall.

BEDROOM 2 REAR 11' 0" x 8' 0" (3.35m x 2.44m) : Timber framed sealed unit double glazed sash window to rear aspect. Single panel

central heating radiator. Deep recessed airing cupboard with lagged hot water cylinder.

BEDROOM 3 FRONT 8' 1" x 8' 0" (2.46m x 2.44m) : Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Fitted cabin style beds.

BATHROOM 12' 1" x 8' 0" (3.68m x 2.44m) : Timber framed sealed unit double glazed window to front aspect. Period style white suite comprising: low level W.C., wash hand basin set in vanity unit with cupboards below. Reproduction roll top bath with ball and claw feet. Separate shower cubicle housing chrome thermostatically controlled shower with 'Metro' tiles and glass door. Period style radiators. Period style chrome centrally heated towel radiator. Feature fireplace with cast iron grate. Ceramic tiled floor.

SIDE : Gated passage to side leading to front.

REAR : Adjacent to the rear of the property is a deep Indian stone paved terrace which spans the full width of the property with steps down to the main garden laid to lawn with Indian stone paved perimeter pathways, all enclosed with timber lapped fencing. Wooden corner gazebo. Oil tank. New floor mounted Mistral oil fired central heating boiler.

OFFICE POD 11' 4" x 9' 0" (3.45m x 2.74m) :

OFFICE AREA : Timber framed sealed unit double glazed window. Low voltage downlighters inset. 13 Amp power points. Double door to utility with space and plumbing for washing machine and tumble dryer. Steps up to mezzanine bunk bed area measuring 7'5" x 5'0". Underfloor heating.

SHOWER ROOM : Glazed roof light. Modern white suite comprising: low level W.C., ceramic wash hand bowl set on quartz plinth with drawer beneath and matt black mixer. Walk-in shower with glass screen and thermostatically controlled mains fed shower. White metro tiles to splashback. Black and white tiled floor.

TENURE : Freehold (subject to solicitors verification)

SERVICES : Mains electricity and water. Oil fired central heating. Drainage via a septic tank.

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

TAX BAND: F **LOCAL AUTHORITY:** Cheshire East Council

DIRECTIONS: SATNAV: SK11 0SE

