



Energy performance certificate (EPC)			
Address: 2-4 West Street, Congleton, Cheshire CW12 1JR	Energy rating	Valid until	8 June 2030
Property type	Energy score	Certificate number	0070-217-788-000-0001
Total floor area	68 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 rules](#) from gov.uk/energyguidance. [Landlords must ensure that the property is safe and secure](#) on their website.

**Energy rating and score**  
This property's energy rating is E. It has the potential to be A.  
[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 55



**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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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# Timothy a brown

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## Coppice Side Cottage

Heaton, Rushton Spencer, Macclesfield,  
Cheshire SK11 0SH

Selling Price: £279,950

- DELIGHTFUL PEACEFUL VILLAGE COTTAGE RETREAT IN TRANQUIL COUNTRYSIDE SETTING
- PORCH/SUN ROOM
- LOUNGE WITH OPEN FIREPLACE & SPACIOUS DINING KITCHEN
- TWO DOUBLE BEDROOMS / TWO BATHROOMS
- BEYOND REAR GARDEN IS COPPICE WOODLAND RETREAT OF 180 m sq.
- BLISSFUL VIEWS LOCATED IN THE RURAL VILLAGE OF RUSHTON SPENCER
- NO CHAIN



\*\*\*NO CHAIN\*\*\*

**Coppice Side Cottage – A Peaceful Village Retreat with Character, Views, and Woodland.**

Immerse yourself in the tranquillity of the countryside, with stunning views and a sense of escape from the hustle and bustle, this stone semi-detached cottage is perfect for the occupier requiring peace and quiet but also within driving distance of Leek, Macclesfield and Congleton.

Tucked away in a discreet position between the sought-after villages of Heaton and Rushton Spencer, Coppice Side Cottage offers a rare opportunity to acquire a charming and characterful home in a truly idyllic setting.

Nestled on the Staffordshire/Cheshire border, this delightful cottage sits on a generous cottage-style garden and includes a private 180m<sup>2</sup> wooded area to the rear—ideal for nature lovers, with potential for those who simply enjoy the outdoors.

The picturesque village of Rushton Spencer, just a short walk away and boasts two welcoming public houses, enhancing the appeal of village life.

The cottage itself is well-maintained and ready to move into, benefitting from central heating and quality hardwood double-glazed windows. While there is potential for sympathetic modernisation, the home offers immediate comfort, charm, and a sense of calm.

Accommodation comprises:

- A light-filled double-glazed porch/sun room
- Entrance hall



- A cosy lounge with an open fireplace—perfect for relaxing evenings
- A spacious fitted dining kitchen ideal for everyday living and entertaining.

Upstairs:

- A generous landing leading to two double bedrooms, one with en suite bathroom
- A separate family bathroom.

Externally, the home continues to impress with off-road parking for two vehicles, a useful outbuilding, a greenhouse, a wooded garden shed and tranquil garden spaces.

One of its most unique features is the stunning panoramic view across the valley, stretching as far as the iconic Jodrell Bank observatory—offering a daily reminder of the natural beauty and expansive skies that surround this location.

This property would appeal to a wide range of buyers, whether you're looking for a weekend retreat, a holiday let with character, or a peaceful full-time residence in a highly desirable village.

**Early viewing is strongly recommended to appreciate the setting, space, and unique charm of Coppice Side Cottage.**

Please take a moment to watch the accompanying video tour for a full sense of what this special home has to offer.

Rushton Spencer is a sought-after rural village, which boasts some local amenities, in particular it's own FIRST school, classed as 'outstanding' by Ofsted, with the centres of Congleton, Leek and Macclesfield just a short drive away. Macclesfield is a thriving market town that provides a



comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**PORCH/SUN ROOM 12' 3" x 7' 6" (3.73m x 2.28m) :** PVCu double glazed windows to front aspect. PVCu double glazed door. Tiled floor. Hardwood door to hall.

**HALL :** Stairs. Latch timber doors to lounge and kitchen.

**LOUNGE 13' 1" x 13' 6" (3.98m x 4.11m) :** PVCu double glazed window. Brick open fireplace. Radiator. 13 Amp power points.

**L SHAPED KITCHEN DINER :**

**DINING AREA 8' 6" x 4' 6" (2.59m x 1.37m) :** Radiator. 13 Amp power points. Door to under stairs cupboard.

**KITCHEN AREA 15' 0" x 7' 1" (4.57m x 2.16m) :** Hardwood double glazed windows to rear and side. Timber base and eye level units with laminated surfaces and tiled splashbacks. Ceramic hob with extractor over and oven below. Single drainer stainless steel sink. Plumbing and space for dishwasher, washing machine and fridge. 13 Amp power points.

**First Floor :**

**LANDING :** Doors to principal rooms. 13 Amp power points. Radiator. Access to roof space.

**BEDROOM 1 REAR 12' 0" x 8' 10" (3.65m x 2.69m) :** Hardwood double glazed window. Radiator. 13 Amp power points.

**BATHROOM :** Hardwood double glazed window. Suite comprising: low level W.C., pedestal wash hand basin and panelled bath. Radiator. Fully tiled walls. Electric shaver point. Door to cylinder cupboard with slatted shelving.



**BEDROOM 2 FRONT 13' 10" x 10' 4" (4.21m x 3.15m) :** Hardwood double glazed window with country aspect. Original fireplace. 13 Amp power points.

**BATHROOM :** Low level W.C. Pedestal wall mounted basin. Panelled bath with shower and curtain over. Partly tiled walls. Radiator.

**Outside :**

**FRONT :** Gate with path to front door with lawned garden and side path with mature trees and bushes enclosed by stone wall. Off road parking in car park area.

**SIDE :** Lawn and path to rear garden.

**REAR :** Lawn garden with original stone outhouse. Green house and timber garden shed. Oil central heating boiler. Oil tank. Coal bunker. Beyond the immediate rear garden is a path to the Coppice woodland retreat of 180 m sq.

**SERVICES :** Electric and water connected. Oil fired central heating system.

**TENURE :** Freehold (subject to solicitors verification).

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

**TAX BAND:** E

**LOCAL AUTHORITY:** Staffordshire Moorlands

**DIRECTIONS:** SATNAV: SK11 0SH

What3Words ///elevator.immune.originate

