



**GASCOIGNE
HALMAN**

ANTHONY COTTAGE, TANHOUSE LANE, RUSHTON
SPENCER, RUSHTON SPENCER

THE AREAS LEADING ESTATE AGENT



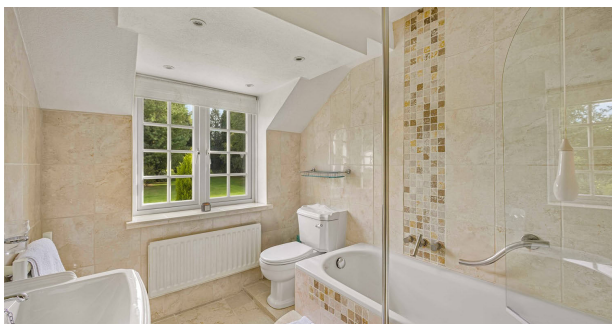
ANTHONY COTTAGE, TANHOUSE LANE, RUSHTON SPENCER, RUSHTON SPENCER

895,000.00

A fabulous stone built detached residence standing in private grounds of 1.8 acres with formal gardens and a paddock. Four bedrooms, two bathrooms, two reception rooms and a large open plan family room/dining kitchen.

- An Attractive Stone Built Period Detached Family Home
- Standing In Fabulous Grounds Of Approximately 1.83 Acres
- Formal Gardens And A Paddock
- Great Sized Family Accommodation Throughout
- Garage For Three Cars
- Well Presented Accommodation
- Lovely Open Views
- Large Open Plan Family Room And Dining Kitchen





DESCRIPTION

An attractive stone built period four bedroom, two bathroom family home with lovely views, set in private mature gardens and paddock in all of about 1.83 acres. Anthony cottage a most attractive family home constructed of stone with Georgian style windows surmounted by a tiled roof. This period gem a large house really must be view to appreciate the well presented and good sized accommodation on offer. The property is situated approximately 5.5 miles away from Leek and just 8 miles away from Macclesfield.

The accommodation in brief comprises of an entrance hall and a cloakroom WC, hallway with the stairs to the first floor, fabulous size main lounge with two windows to the front and further windows to the side making this room extremely light, there is also an attractive fireplace. There is the sitting room, which is currently used as a dining room, with windows to both the front and rear aspect and a door giving access onto the patio, there is also an attractive fireplace housing the wood burning stove. The heart of this house is the fabulous sized open plan family room and dining kitchen, which is fitted in a quality range of units with integrated appliances, electric AGA, tiled floor throughout, ample room for a kitchen table and comfy seating within the family area. This room is extremely light, having four windows and French doors onto the garden.

There is a rear porch/ boot room and from the kitchen is also accessed back through into the main lounge.

On the first floor there is the landing, well lit via the window, there is also an airing cupboard. There are four bedrooms in total, the master bedroom being a lovely dual aspect room. There is the bathroom and a separate shower room of which are both attractively fitted.

Garage

There is a double garage and a further single garage.

Outside

The property is located on a small road. The property is accessed via timber gates where there is a shale driveway which continues right the way round the property, large amounts of parking. The house stands in fantastic formal gardens, with some lovely open views, and a paddock ideal for keeping horses or livestock.

DIRECTIONS

Proceed out of Macclesfield, along the Leek road, continuing along pass the sign posts for Rushton, going past the Hallams Land Rover Garage where you take the first left, the property can be found at the end of the road.

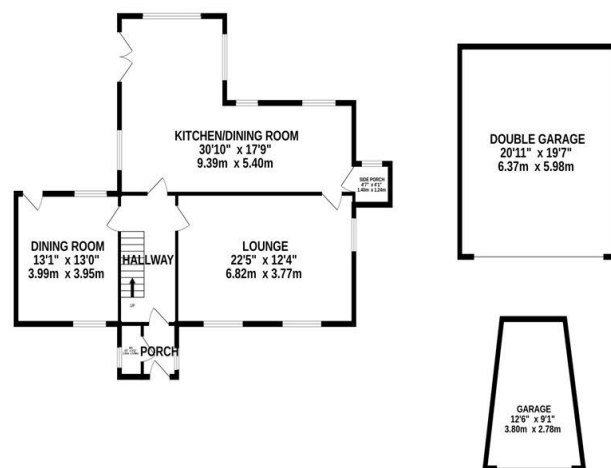
TENURE

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

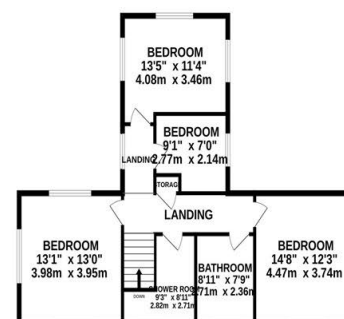
COUNCIL TAX BAND & EPC

Band: F
EPC: E

GROUND FLOOR
1556 sq.ft. (144.6 sq.m.) approx.

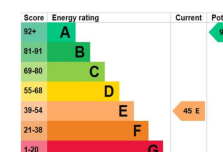


1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 2345 sq.ft. (217.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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