



71 Rudyard Road, Biddulph Moor, Staffordshire, ST8 7JW

Offers in the region of £400,000

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"Your home should tell the story of who you are and be a collection of what you love." ? Nate Berkus

You will fall in love with this stunning four bedroom stone cottage which captures comfort, space, and character, with breath-taking views and a peaceful location surrounded by open fields. Fall in love with your dream home today!

#CountryLiving #DreamHome

Denise White Estate Agent Comments

Welcome to this beautiful extended four-bedroom cottage, nestled in a truly picturesque setting, offering breath-taking views of the countryside from both the front and rear. Situated adjacent to open fields, you can unwind and soak in the wonders of nature in the charming garden.

One of the standout features of this property is the spacious kitchen diner, perfect for families, with ample dining space and direct access to the rear garden. The kitchen seamlessly blends with the original cottage, which dates back to 1879. It exudes character and period charm, having been lovingly restored by the current owner. The lounge boasts a magnificent sandstone mantelpiece surrounding a multi-fuel burner, while the stone walls have been preserved with expert lime pointing. The high-quality fixtures and fittings, including solid oak doors and bespoke oak cupboards, add a touch of elegance. Modern enhancements such as solar panels on a feed-in tariff, uPVC double glazing, and loft insulation ensure optimal energy efficiency and comfort.

Upon entering the property, you will find a convenient downstairs WC and a spacious cloakroom housing the boiler. Moving through the kitchen diner, you will discover a cosy snug/study area, complete with French doors opening onto the rear patio. The welcoming lounge is situated at the front of the cottage. Upstairs, there are two generously sized double bedrooms, two spacious single bedrooms, and a modern family bathroom. Storage solutions abound, with access to two loft spaces, each equipped with ceiling lights, and one featuring an integrated loft ladder. Additionally, a large over-stairs storage cupboard provides ample space for belongings, eliminating any storage concerns.

With off-road parking at the front and a delightful Indian stone-paved courtyard garden at the rear, offering panoramic views of the rolling countryside, this property combines convenience with tranquillity. With its solid foundations, this home is ready for you to move in and make it your own!

Location

Located in Biddulph Moor, a picturesque semi rural village boasting two friendly public houses, a First school, village hall, shop and Post Office. Green open spaces and picturesque walking routes abound, whilst a play area for children of all ages is within walking distance of the property. The nearby town of Biddulph hosts a variety of shops, including both a Sainsbury's and an Aldi supermarket. The property also benefits from being centrally located, with Leek (Queen of The Moorlands), Congleton, Macclesfield and Stoke on Trent all a short drive away. Thereby providing access to 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 it's connection with the North West motorway network are approximately forty minutes away by car. Major railway stations in Macclesfield, Stoke on Trent and Crewe provide fast and frequent Intercity and commuter links with Manchester, Birmingham, London and the surrounding business centres.

From this property there are outstanding, panoramic views across the Cheshire plain from the rear aspect, stunning sunsets over Mow Cop can be seen to the side elevation, and open fields feature to the front of the property. With the countryside right on your doorstep, you certainly have everything that you need if you are looking for easy access to amenities but where you can retreat at the end of a busy day to a tranquil home.

Entrance Porch

15'2" x 3'10" (4.63 x 1.19)



Entering through a uPVC door from the side aspect, the entrance porch gives access to a downstairs WC and a large cloakroom which houses the boiler. With tiled flooring, neutral de'cor and a ceiling light.

Kitchen Diner

24'8" x 11'11" (7.53 x 3.65)



uPVC windows to the front and the side aspect, with tiled flooring extending fully to each corner of the room and underneath the fitted, oak wall and base units. Double stainless steel sink with Franke tap, fitted in the granite work surface. Multi fuel stove with flue and oak canopy, oak skirting boards, spotlights to the ceiling and a radiator. Sliding patio doors lead to the rear garden and a solid oak door gives access to :-

Snug

8'11" x 11'8" (2.74 x 3.56)



uPVC French doors to the rear aspect, carpet, ceiling light, radiator, oak skirting boards, oak staircase with storage cupboard, leading to:-

Lounge

11'9" x 11'8" (3.60 x 3.58)



uPVC window to the front aspect, carpet, ceiling light, radiator, oak skirting boards, original sandstone mantelpiece with multi fuel burner and granite hearth. Bespoke oak cupboards for storage and housing the electric meter.

First Floor Landing



Stairs and landing are carpeted and beautifully illuminated by two separate wall lights. Two loft hatches giving access to both pitches. Both loft spaces have ceiling lights, are fully insulated and one has an integrated loft ladder. Doors giving access to :-

Main Bedroom

12'0" x 11'9" (3.67 x 3.60)



uPVC window to the front and side aspect, pine skirting boards, solid oak door, carpet, ceiling light, radiator.

Bedroom Two

12'0" x 11'9" (3.66 x 3.59)



uPVC window to the front aspect, pine skirting boards, solid oak door, carpet, ceiling light, radiator.

Bedroom Three

6'2" x 12'0" (1.90 x 3.68)



uPVC window to the rear aspect, pine skirting boards, solid oak door, carpet, ceiling light, radiator.

Bedroom Four

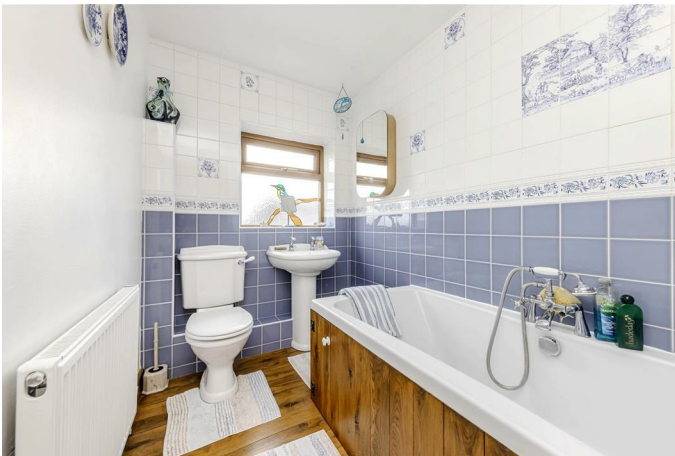
6'3" x 11'8" (1.92 x 3.56)



uPVC window to the rear aspect, pine skirting boards, solid oak door, carpet, ceiling light, radiator and over stairs storage cupboard with a pine door.

Bathroom

5'6" x 8'5" (1.68 x 2.58)



uPVC frosted window to the side aspect, fully tiled on three walls, radiator, ceiling light. White three piece suite consisting of a large bathtub with mixer taps and shower head, as well as an electric shower over the bath, pedestal hand basin and WC. This is enhanced by solid oak wooden flooring, door and bespoke fitted bath panel housing hidden storage space underneath the bath.

Outside



To the front is a private driveway, part with Indian stone and part with concrete paving, enabling parking for two vehicles. Additionally, original stone walling to one side with pretty flower border. To the rear is an Indian stone paved courtyard garden on two levels with a fenced surround and panoramic views over the rolling green hills and fields.

Agent Notes

Tenure: Freehold

Services: Oil Central Heating, mains water and electric supply with solar panels.

Alcathene piping for water supply.

Main wired smoke alarms.

Solar Panels are currently in a feed in tariff but there is potential to add a battery in the future.

Council Tax: Staffordshire Moorlands Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

House to Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Do You Need A Mortgage?

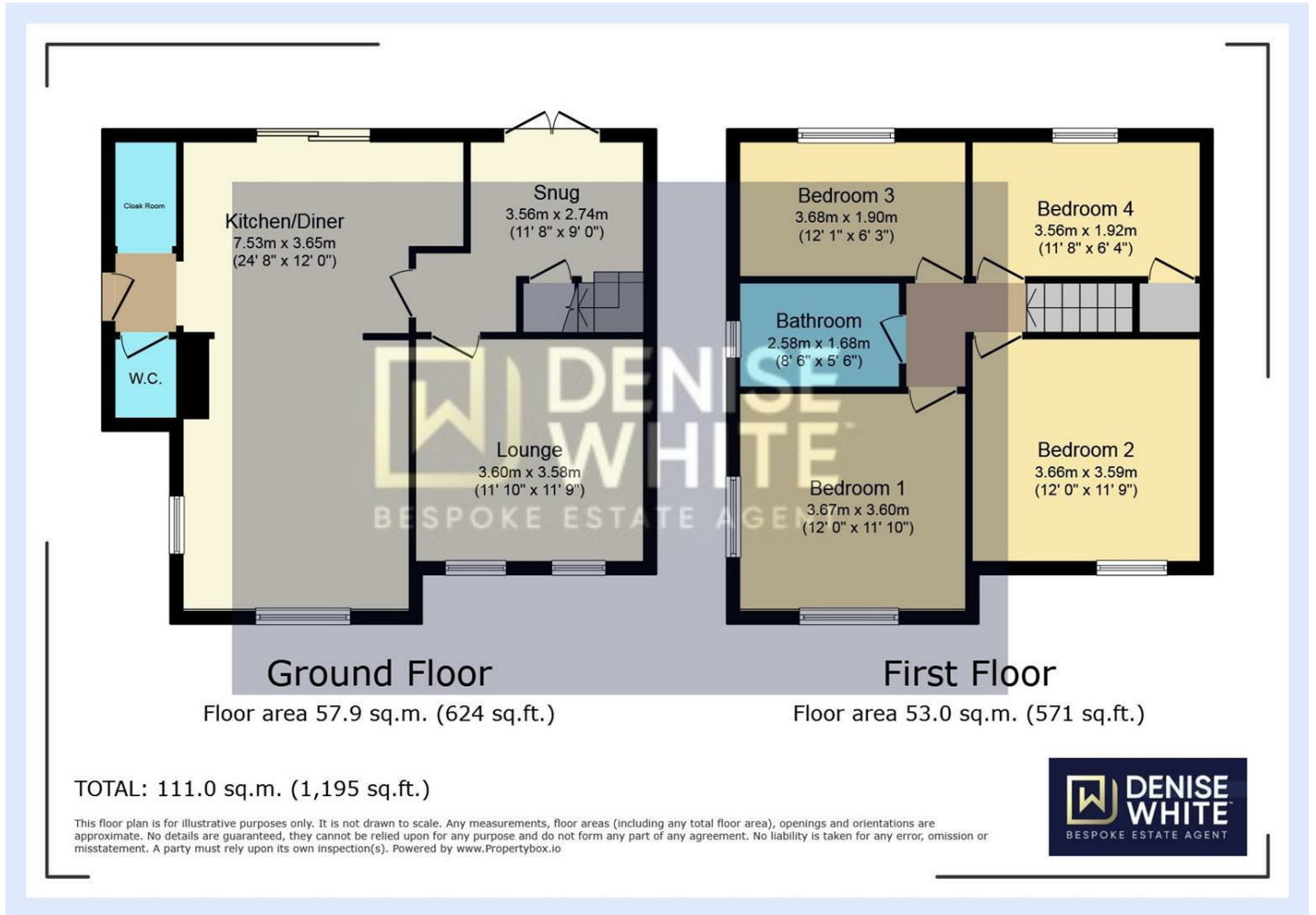
Speak to us, we'd be more than happy to point you

in the direction of a reputable adviser who works closely with ourselves.

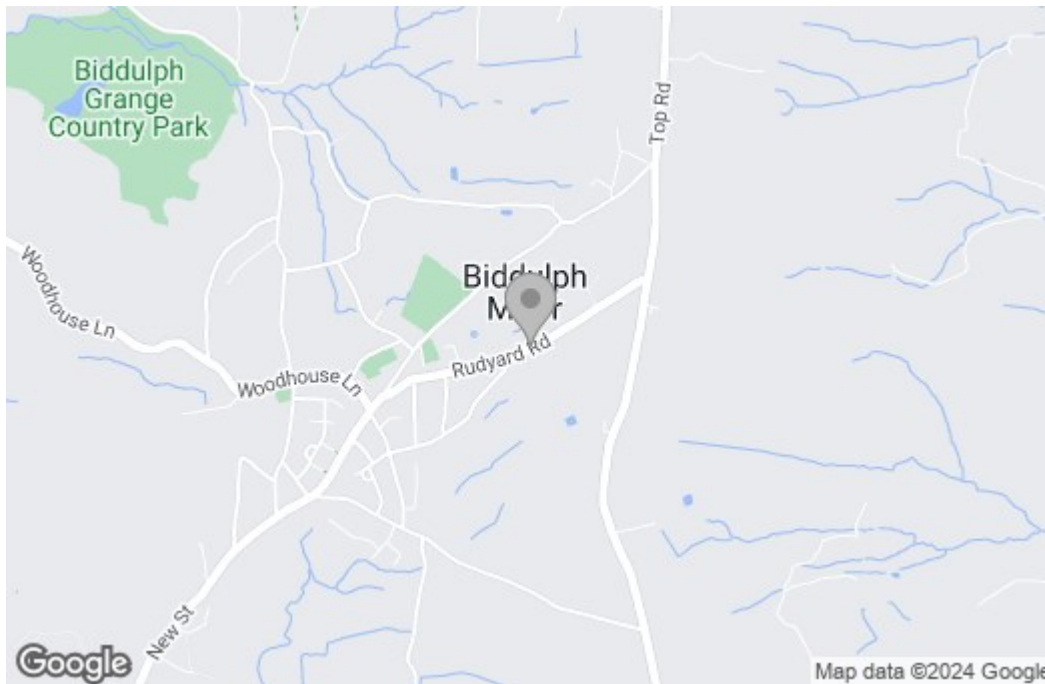
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

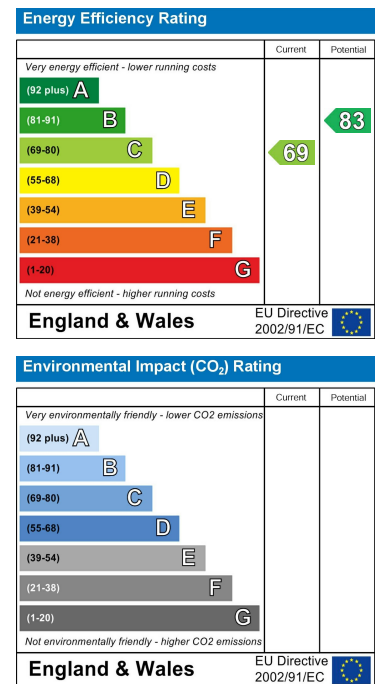
Floor Plan



Area Map



Energy Efficiency Graph



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