



## **Rose Cottage Beat Lane, Rushton Spencer, Macclesfield, SK11 0QY**

**£725,000**

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"Discover a unique home that embraces versatility, catering to equestrian enthusiasts, multi-generational living, and passionate horticulturalists alike. This property is more than just a residence; it presents a wealth of opportunities for a diverse range of buyers. With stables, an arena, and approximately 4.5 acres of land, it's perfect for those with equestrian pursuits. Class Q planning has been granted on the stables, offering the potential to create additional living space for accommodating family or guests. Your dream lifestyle awaits!"



## Denise White Estate Agent Comments



Nestled in the picturesque village of Rushton Spencer, Cheshire, Rose Cottage is a captivating traditional stone property that artfully marries historical charm with modern convenience. This delightful cottage showcases its timeless character through period features while offering an updated interior equipped with all the essential amenities for contemporary living. Beyond its aesthetic appeal, Rose Cottage exemplifies sustainability, incorporating eco-friendly technologies throughout its structure.

The property boasts approximately 4.3 acres of additional land, along with a 1/3-acre parcel of land known as 'The Croft' and beautifully landscaped gardens surrounding the house. Access to the land includes a spacious hard-standing area for ample off-road parking, a 25 x 40m outdoor school (menage), a stable block featuring a tack room and three stables with a hayloft above them plus there's a sizeable open-fronted barn. With Class Q planning permission granted, there's significant potential for conversion and expansion into additional living space. The current owners have cultivated an extraordinary vegetable garden. There is also an option to acquire an additional parcel of land, approximately 6 acres, available for separate negotiation with a guide price of £65,000 to £75,000, conveniently located directly opposite and looked over by the house from the front aspect.

The main residence has been thoughtfully redesigned to include a bright breakfast room and an open-plan kitchen diner that flows seamlessly

through double doors into the main lounge. A separate sitting room offers a cosy retreat with an open fireplace, while four double bedrooms and two bathrooms provide ample space for family living.

The heart of Rose Cottage lies in its commitment to sustainability. An air source heat pump powers the central heating, and solar panels which are solar iBoost with electric storage batteries, efficiently manage hot water and electricity usage. The flourishing vegetable garden underscores the property's eco-friendly focus.

Rose Cottage is more than just a home; it represents a harmonious blend of tradition, comfort, and a dedication to a sustainable future. It offers an ideal setting for family life, where you can enjoy the delights of countryside living while having the potential to develop the outbuildings for ancillary accommodation for a dependent relative or to generate income through holiday rentals. Alternatively, you can maintain the property as it is, utilising the outdoor arena, stables, and grazing land, making it a perfect equestrian retreat.

## Location



Rushton is a parish in Staffordshire. The village within the civil parish, usually known as Rushton Spencer, is about 4 miles (6.4 km) north of Leek and 7 miles (11 km) south of Macclesfield, on the A523 road which runs between these towns.

Rushton Spencer is a sought-after rural village, which boasts some local amenities, in particular its 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 centers.

The historic market town of Leek is also with reasonable travelling distance, known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history. The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Located close to The Gritstone Trail and The Staffordshire Way which offer safe and beautiful walks to such destinations as Rudyard Reservoir and the National Trusts, "The Cloud". The village also has two great thriving pubs, the most popular Knot Inn public house, The Royal Oak and an excellent local bakery.

## Dining Room

15'1" x 9'10" (4.62 x 3.01)



Window to the front, double doors to the side aspect, exposed wooden flooring, three drop-down ceiling lights and also spotlights to the ceiling, storage cupboard which also houses the electric storage batteries. Radiator. Opening up to the kitchen, breakfast room and the sitting room

## Lounge

15'0" x 11'10" (4.59 x 3.62)



Window to the front and side aspect, exposed wooden flooring, ceiling light, radiator, paneling to the walls, fireplace with tiled hearth and wooden mantle piece. Double doors leading through into the dining room. Door to the entrance hall.



### Entrance Porch/ Entrance Hall



Wooden front door and dual aspect windows both sides of porch, radiator, tiled flooring leading through into the main entrance hallway with a radiator.

### Sitting Room

14'7" x 11'6" (4.46 x 3.52)



Window to the front aspect, tiled flooring, half wooden panelling to the walls, ceiling light, radiator, open fireplace.

### Breakfast Room

10'2" x 8'5" (3.10 x 2.57)



Slate tiled flooring, ceiling light, radiator, large understairs larder/pantry, door leading through to the front hallway.

### Kitchen

7'3" extending to 11'2" x 19'3" (2.23 extending to 3.41 x 5.88)



Slate tiled flooring, ceiling lights, two skylights, local crafted country style matching wall and base units with wooden worktops, plenty of space for freestanding appliances, radiator, stable style door to enclosed back porch.

## Landing



Carpet, window to the rear aspect, doors giving access to:-

## Main Bedroom

14'8" x 11'3" (4.48 x 3.43)



Window to the front aspect, painted wooden floorboards, ceiling light, radiator. Door leading to the en-suite bathroom.

## En-suite

10'9" x 7'3" (3.30 x 2.22)



Window to the side aspect, spotlights to the ceiling, large shower unit with thermostatic shower, bath with chrome mixer taps, hand basin, WC. Tiled flooring PVC paneling in the shower, part tiled walls around the bath, wood paneling onto walls. underfloor heating, heated towel rail.

## Bedroom Two

14'11" x 12'3" (4.57 x 3.74)



Window to the front aspect, and side aspect, exposed wooden floorboards, ceiling light, radiator, built-in storage cupboard.



### Bedroom Three

11'10" x 9'11" (3.62 x 3.04)



Window to the rear and side aspects, exposed wooden floorboards, ceiling light, radiator, built-in pine wardrobes.

### Shower Room

6'7" x 5'4" (2.02 x 1.63)



Window to the rear aspect, tiled flooring and under floor heating, fully tiled walls, walk-in shower with thermostatic showerhead, spotlights to the ceiling, handbasin, WC, heated towel rail.

### Bedroom Four

11'5" x 8'7" (3.50 x 2.62)



Window to the front aspect, exposed wooden floorboards, ceiling light, radiator, built-in storage cupboard.

### Outdoor Space



This property boasts an enchanting, idyllic appearance, highlighted by a vibrant front garden brimming with colorful flowers and shrubs, leading you along a charming path to the front door. The block-paved driveway offers convenient off-road parking, while a pedestrian gate provides easy access to the main garden and additional entry to the house.

Set within a generously sized garden, this outdoor space evolves beautifully throughout the seasons, adorned with stunning flowers, lush shrubs, hedging, and mature trees. The surrounding flower beds are perfect for gardening enthusiasts, offering a bounty of fresh, fragrant, blooms year-round.

The garden's versatility mirrors that of the home itself; a sprawling lawn provides ample space for family football matches, alongside serene spots for relaxation. A delightful summer house adds to the charm, serving as an ideal retreat for quiet reading or a lovely addition for entertaining during the barbecue season. A large decking area with magnificent panoramic views stretching over peaks towards Shutlingsloe.

### **The Stables, Arena and Land**



The stables and agricultural buildings make this property a perfect haven for equestrian enthusiasts or anyone with livestock interests. Alternatively, with Class Q planning permission already granted, this site presents an excellent opportunity for those looking to create a tranquil countryside retreat, with the potential for conversion and expansion into additional living space. The stables have water and electricity and all have lighting.

Spanning approximately 4.3 acres, the land is fully enclosed and features lush grass paddocks that have provided grazing for many years. The property includes a sturdy block-built stable block on a concrete base, featuring three stables and a tack room and hayloft. Additionally, there's a spacious steel-framed building with corrugated sheets, perfect for the covered storage of machinery or vehicles. An outdoor arena measuring 25 x 40m offers ample space for riding, surrounded by land that was previously utilised as an vegetable garden, now relocated to another part of the plot.

A charming hen coop nestled in an orchard located in a large strip of land by the arena. The yard provides ample parking for numerous vehicles, including horseboxes and larger vehicles, secured by double gates leading to a hard-standing area by the stables with gated access to the fields.

The current owners have thoughtfully established a sizable vegetable garden in a designated section of the land, focusing on food production alongside a variety of flowers, fruit trees, raised beds, fruit cages and two greenhouses.

Additionally, just a short walk from the property lies "the croft," a delightful 1/3-acre space that further enhances the appeal of this unique countryside property.

#### **Tack Room**

13'8" x 4'11" (4.18 x 1.50)

ladder access to hayloft, socket points

#### **Stable 1**

13'8" x 11'8" (4.18 x 3.58)



#### **Stable 2**

13'7" x 11'6" (4.15 x 3.51)

#### **Stable 3**

14'0" x 18'0" (4.27m x 5.49)



### Open Fronted Barn

30'3" x 29'11" (9.23 x 9.12)



### Additional Land Available 6 acres £65,000-£75,000



Additional Land Available 6 acres £65,000 - £75,000

### The Arena

82'0" x 131'2" ( 25 x 40)



Don't miss this exceptional chance to acquire approximately 6 acres of grassland, ideal for grazing and largely suitable for mowing. This property is perfect for agricultural, equestrian, or smallholding purposes. Nestled in a desirable location, it offers stunning views of the surrounding countryside. conveniently located directly opposite and looked over by the house from the front aspect.

#### Agents Notes

- Air Source Heat Pump
- Solar panels, iSolar Boost, Storage Batteries
- Septic Tank
- Mains water and electric
- Freehold

The Domestic RHI grant payments are made quarterly

### Vegetable Garden



#### 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.



### **Do You Have A 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 Help With 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.

### **About Your Agent**



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all 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.

### **WE WON !**



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom

based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



## Floor Plan



**Ground Floor**  
 Floor area 92.6 sq.m. (997 sq.ft.)

**First Floor**  
 Floor area 91.6 sq.m. (986 sq.ft.)

**TOTAL: 184.3 sq.m. (1,983 sq.ft.)**

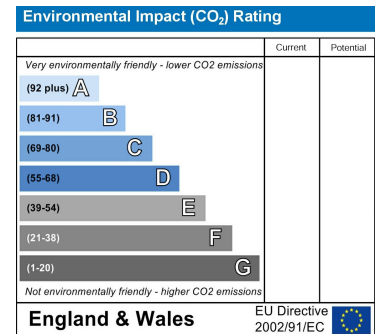
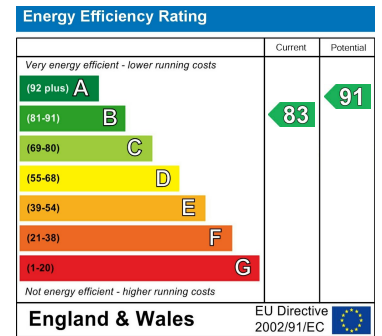
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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