



JAMES PARSONS

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Rushton Spencer, Macclesfield SK11 0QU

£825,000

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Dane Hurst was built in the 1940's and considering the age of the property, has only had two previous owners. The present owners over the years have enhanced and extended the property to create a substantial and desirable family home, situated in an idyllic countryside location, which offers an abundance of family accommodation in excess of 2,500 sq.ft.

It offers many charming character features, with excellent room dimensions enjoying scenic views with a bright and airy feel. The house offers an excellent flow along with a flexible layout, which in brief comprises; Entrance Hall and rear hall, a superb and impressive lounge with a feature multi-fuel burning stove, ideal for those cold chilly winter evenings. There is a formal dining room, along with a snug. The kitchen has been upgraded within the last couple of years and offers a walk in larder, an excellent range of units and centre island. In addition, there is a large Garden Room with a tiled roof, which overlooks the manicured gardens, spacious study, utility room and WC.

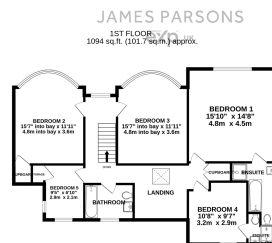
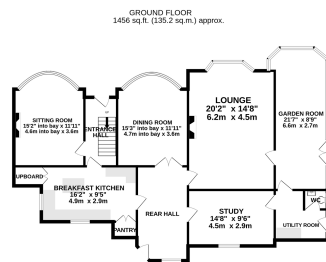
To the first floor the accommodation is equally impressive, with a spacious I-shaped landing, affording access to five excellent bedrooms, two with en-suites and a large family bathroom.

Set back from the road with a gated entrance leading to a block paviour driveway, (which provides plenty of parking) there is a detached double garage with a workshop to the rear (formally a stable which can easily be reconverted). At the head of the garden is an additional 150 sq ft workshop/store. The property sits in a plot size of approximately 2.5 acres, which includes an adjoining 1.9 acre paddock, ideal for a number of uses. A special mention needs to be made to the formal gardens which are approximately 0.6 of an acre and have an interest at every turn, the mature gardens are mainly laid to lawn offering an orchard, vegetable patches, ornamental pond and a large private patio, ideal for alfresco dining socialising with family and friends and to enjoy a glass of wine at the end of a long day. The beautiful gardens enjoy a south facing aspect.

This part of the world is renowned for its outstanding natural beauty. The property features countryside views, backing onto the Rudyard Trail and The Staffordshire Way providing picturesque walking routes with easy access to the Rudyard Reservoir and the National Trusts 'The Cloud'. The village of Rushton Spencer is highly sought after and is within range of shops, and amenities. It has a Primary School, local bakery, and is within walking distance to two public houses in the Knot Inn and The Royal Oak. One of the main attractions of the village is the fact that three town centres are easily accessible in the form of Congleton, Leek and Macclesfield, with the latter providing a comprehensive range of facilities including direct Inter-City rail services to both Manchester and London. The motorway network is also easily accessed.

TENURE - FREEHOLD



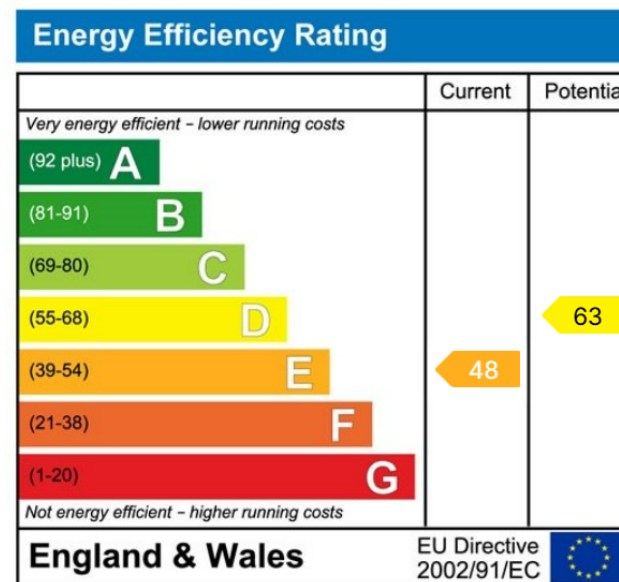


TOTAL FLOOR AREA: 2550 sq ft. (236.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. The floor plan is provided for information only and should not be relied upon for any purpose. The seller does not warrant the accuracy of the floor plan. The floor plan is provided for information only and should not be relied upon for any purpose. The seller does not warrant the accuracy of the floor plan.



- Viewing is a Must to Appreciate the Setting and Vast Accommodation
- Super Views To The Rear
- Attractive Gardens
- Five Reception Rooms
- Sought After Village in Rushton Spencer With Beautiful Rural Walks
- 2.4 Acre Plot including a 1.9 Acre Adjoining Paddock
- Five Bedrooms, Three Bathrooms
- Undergone A Number of Improvements
- Substantial Detached Family Home



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