



## Boathouse Cottage Reacliffe Road, Rudyard, Staffordshire, ST13 8RS

Asking Price £699,950

- Stunning two bedroom detached property located on the lakeside
- Permanent residence, holiday let or second home
- Extensive lakeside view
- Spa area with outside shower
- Impressive high specification
- Ideal airbnb
- Direct boat access from road via slipway located on the property
- Large professionally landscaped plot
- Bespoke kitchen
- Fishing, boat and Mooring rights





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Directions

From Leek proceed out of the town on the A523 Macclesfield Road. Follow this road and take the first left into Rudyard Road signposted Rudyard. Follow this road to its extremity and at the mini roundabout turn right signposted Biddulph Moor and keep left. Follow this road proceeding up the bank and after passing Horton School on the left, the road bears sharply to the left, turn right at the bend into Reacliffe Road. Follow this road down the

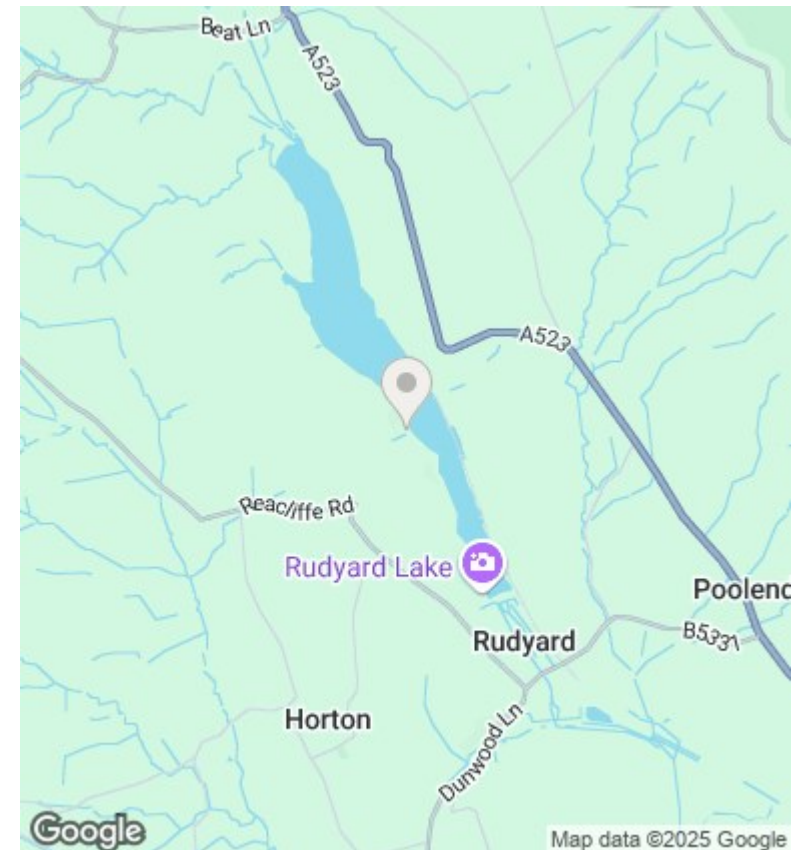
## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

A

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	