

**HOLDEN & PRESCOTT**  
INDEPENDENT ESTATE AGENTS

**Alley House, Sugar Street, Rushton Spencer,  
Macclesfield, Cheshire, SK11 0SG**





## Alley House Sugar Street, Macclesfield, Cheshire SK11 0SG

Alley House has its origins extending back to the mid-18th Century but later additions have transformed the property into the splendid family home that it now is. Its location is a delight, being at the very heart of the village of Rushton, a traditional and friendly farming community surrounded by splendid countryside and yet within a 15-minute drive of the centre of Macclesfield and its extensive facilities with Congleton and Leek, also a short drive away.

Originally serving as the local village bakery until the 1970s, this house is steeped in history and exudes character and warmth, making it a truly unique find. The accommodation is warmed by oil-fired central heating and has double glazing, both in uPVC and timber, which is complemented by more traditionally styled modern sash windows. The accommodation provides several alternatives and a welcome degree of versatility for today's family, there being the accepted reception rooms of Lounge and Dining Room, both of which have exposed stonework with the former having a splendid exposed stone chimney breast with cast iron multi-fuel burner. In addition to that, is a splendid 23' long Sun Room, a snug that adjoins the Kitchen, and a shower room, whilst accessed from the outside is an excellent Office space. On the first floor, there are four double bedrooms and a family bathroom.

One of Rushton Spencer's main appeals is the strong community feel that surrounds the area, with many local groups providing a good level of local support. The village is located on the Gritstone Trail, the Dane Valley Way, and the Staffordshire Way. There is also a walking/cycle track from Rushton to Leek alongside Rudyard Lake.

Sitting in the valley of the River Dane, the village is surrounded by many areas of outstanding beauty. Notable among these are Gun Hill, Lud's Church, The Roaches, Tegs Nose, The Cloud, Rudyard Lake, and Tittesworth Water, to name but a few. Macclesfield Forrest is a few miles to the north, with the Goyt valley close by. This is a ramblers and cyclists' paradise, with many friendly local hostelrys offering excellent food and ales.

The location offers the best of both worlds: it is a truly rural village with a close community spirit, yet the towns of Macclesfield, Congleton, and Leek are all within a short drive, offering their various transport links, useful amenities, and shopping facilities. Offstead has also described the local school as 'Outstanding'.

Alley House is situated just over 8 miles to the south of Macclesfield. Proceed in a southerly direction along the A523 towards Leek. Proceed through the village of Bosley and arrive in the village of Rushton Spencer after approximately 15 minutes from leaving Macclesfield. Turn left at the Royal Oak public house and immediately left into Sugar Street. Alley House is the first property on the right-hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

**Alley House Sugar Street, Macclesfield, Cheshire SK11 0SG****Covered Porch**

Tiled floor.

**Entrance Vestibule**

Tiled floor. Stained glass sash window. Spindle balustrade to the staircase. Two Double radiators.

**Sun Room**

23'5 x 7'2

Tiled floor. Wall light points. Velux window. Two double radiators. Double-glazed sliding patio doors and French composite patio doors open onto the rear garden.

**Kitchen**

18'6 x 14'11

Enamel sink with central mixer taps and 'Shaker style' base units below. An additional range of matching base and eye level units with Beech woodblock work surfaces over. Built-in Bosch oven with induction hob over. Electric Aga. Plumbing for automatic washing machine. Porcelain tiled floor. Integrated dishwasher. Windows to two elevations.

**Snug**

11'0 x 10'0

Tiled floor. Double glazed windows to two elevations. Radiator. Pine clad ceiling.

**Dining Room**

15'9 x 11'6

Feature cast iron fireplace. Oak flooring. Recess spotlighting. Exposed beamed ceiling. Double radiator.

**Lounge**

15'9 x 12'9

A free-standing 'Clearview' multifuel cast iron stove set within a feature inglenook exposed stone fireplace with a tiled hearth. Oak flooring. Exposed beams. Double-glazed windows to three elevations. Two wall light points. Two double radiators.

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### Shower Room

A fully tiled shower cubicle with Mira Sport electric shower over, a pedestal wash basin and a high suite W.C. Tiled floor. Recess spotlighting. uPVC double glazed window. Double radiator.

### Study/office

14'5 x 6'4 increasing to 10'3

Power and light. Tiled floor. uPVC double glazed window. Velux window. Double radiator. Accessed externally.

### First Floor

#### Galleried Landing

Spindle balustrade to the staircase. Airing cupboard housing the lagged hot water cylinder and immersion heater. Loft access. Two double radiators.

#### Bedroom One

15'9 x 12'4

Exposed beams. Double glazed windows to two elevations. Double panelled radiator.

#### Bedroom Two

12'6 x 11'7

Exposed beamed ceiling. Feature cast iron fireplace. Loft access. Double glazed sash window. Double panelled radiator.

#### Bedroom Three

11'11 x 10'1

Double glazed windows to two elevations, Double radiator.

#### Bedroom Four

11'2 x 11'0

Exposed beams. Double radiator. Built-in wardrobe. Windows to two elevations (one single glazed).

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### Family Bathroom

A free standing roll-top bath with clawed feet and central mixer taps with hand-held shower attachment. Pedestal wash basin. Low suite W.C. Recess spotlighting. Double glazed windows to two elevations. Chrome heated towel rail.

### Outside

#### Gardens

Alley house sits on a generous corner plot. To the front, a gated driveway provides ample parking and access to the double detached garage. In addition, there is an abundance of gardens which wrap attractively around the property and feature mature well-stocked flower beds and borders. The gardens also incorporate raised stone-flagged patio areas, tiered rockeries and ornamental pond as well as mature trees, mature planting, vegetable patch and wildflowers, creating a wonderful environment in which to enjoy the lovely outside space. Timber garden shed. External lighting.

#### Garage

19'10 x 18'6

Power and light. "Up and over" doors.

#### Services

Oil Fired Central Heating

Mains Electricity

Septic Tank Drainage

Internet Connection - Gigabit internet connection with a fibre drop link direct to the house.

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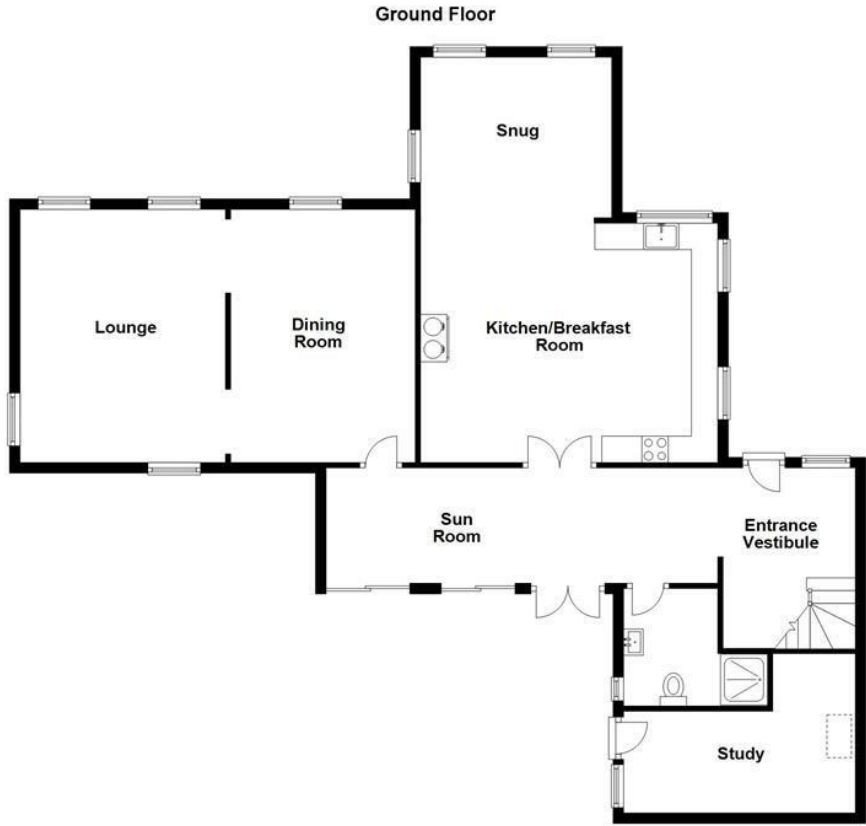
£675,000

HOLDEN & PRESCOTT











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