



Reacliffe Road, Rudyard, ST13 8RS.
£699,950

Whittaker
& Biggs

Est. 1930

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Boathouse Cottage is a stunning high specification lakeside property, nestled within a large professionally landscaped private plot and having an approximate 35 metre lakeside frontage. The original boathouse has been architecturally designed, redeveloped and extended to create this impressive lakeside retreat, which complies with modern building regulations. The property is ideal for those who have an interest in boating, having direct boat access from the road via the independent slipway, located on the property. The property is also located within a stunning conservation area with fishing, boat and mooring rights. The property is an ideal holiday home, permanent residence, or second home. The current owners have predominately used the property as a second home for themselves, but have, on a limited trial basis, let the property using Airbnb. This venture was extremely successful and they would be happy to supply detailed information to a potential purchaser who makes an acceptable offer. The property has quality fitments throughout, with a no expensive spared attitude from the current vendors. Of particular note is the bespoke handmade fitted kitchen, Neff appliances, oak flooring throughout, composite decking, Contura log burning stove, hardwood windows and doors, bespoke made to fit blinds, Worcester Bosch efficient oil-fired boiler and spa area with outside hot/cold shower. A useful dry storage area is located under the boathouse with access via a composite decking area, with power and light. You're welcomed into the property via the kitchen/dining/living room. This 28ft open plan room has stunning exposed A-frame beams, oak flooring, bespoke fitted kitchen with breakfast island, ample room for living/dining furniture and stunning views of the lake. The kitchen bespoke in design, has larder cupboard, Samsung integrated fridge, Samsung integral freezer, washer/dryer, dishwasher, Neff microwave, quartz worksurfaces, upstands, Neff hide and slide fan assisted oven, Neff induction hob and contemporary downdraft extractor fan. Patio doors provide access to the composite decked area, having glass balustrade. Bedroom two is located to the rear of the property, with feature glazed link. An inner hallway, having patio doors to both the front and rear, with access to bedroom one and the shower room. Bedroom one has access to the balcony located to the front and has a good range of fitted wardrobes. The shower room incorporates a walk-in double shower enclosure, with chrome fitment, vanity wash hand basin, low level WC, chrome heated ladder radiator and bespoke built in laundry cupboard. Externally to the rear and located off Reacliffe Road adjacent to the property entrance is a hardstanding area, providing off street parking for three vehicles. Gated access to the boathouse with further driveway which flows down to the lake. The property has various patio areas to enjoy the stunning views, well stocked garden, Indian stone path around the property, courtesy lighting, large timber storage shed with clay roof, power for a hot tub and sauna. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this unique/rare opportunity, stunning location, plot size and high specification.



Kitchen/Living/Dining Room 28' 5" x 11' 1" (8.66m x 3.37m)

Hardwood double glazed stable door to the side, breakfast island, quartz worksurfaces, upstands, stainless 1 1/2 sink unit with chrome mixer tap, two hardwood double glazed windows to the side, wall mounted anthracite radiator, exposed A-frames, Neff hide and slide fan assisted oven, Neff induction hob, downdraft extractor fan, Samsung integral fridge, Samsung integral freezer, larder cupboard, integral Neff microwave, wall mounted Worcester LPG gas fired boiler, Bosch integral dishwasher, Hotpoint integral washer/dryer, wall lights, oak flooring. Living/Dining Room Two hardwood double glazed windows to the side, three hardwood double glazed windows to the rear, hardwood double glazed patio doors onto the balcony, anthracite wall mounted radiator, Contura log burning stove, television point on the wall, wall lights, oak flooring.

Inner Hallway 8' 5" x 5' 9" (2.56m x 1.75m)

Hardwood double glazed patio doors to the front and rear, built in perfect fit blinds.

Bedroom One 12' 0" x 10' 1" (3.67m x 3.08m)

Wall mounted anthracite radiator, hardwood double glazed patio doors and windows to the front with perfect fit blinds,, exposed A-frame, inset downlights, built in wardrobe.

Bedroom Two 10' 10" x 10' 0" (3.31m x 3.05m)

Two hardwood glazed windows to the sides, glazed link, anthracite wall mounted radiator, hardwood double glazed window to the rear, plantation shutter.

Shower Room 10' 0" x 5' 11" (3.05m x 1.80m max measurement)

Low level WC, vanity unit with storage beneath, chrome mixer tap, chrome heated ladder radiator, walk in shower with chrome fitment, hardwood double glazed

window to the rear, quartz upstands/window sill, built in bespoke cupboard for laundry, extractor fan.

Balcony

Composite decking, glass balustrade, courtesy lighting.

Externally

To the side, Indian stone patio, glass balustrade, power for hot tub, sleepers, well stocked, outside hot/cold shower, tiered with steps, timber storage shed with clay roof tiles, further Indian stone patio, power for a sauna, gravel path to a further tier, barked chippings, well stocked, hedged boundary, log store, courtesy lighting on the path. To the other side, gated driveway, gravel areas, Indian stone patio, area laid to lawn, circular Indian stone patio, slipway into the lake. Hardstanding adjacent to the property, providing off street parking for three vehicles.

Dry Storage

Located underneath Boathouse Cottage, accessed via a composite decked area, having power and light.

Note:

Council Tax Band: A

EPC Rating: E

Tenure: believed to be Freehold



Situation

Rudyard is a lakeside village in Staffordshire, to the west of Leek and on the shore of Rudyard Lake. The village is situated some 10 miles South of Macclesfield which has a busy train station offering commuting times into Manchester of approximately 25 minutes and London of 1 hour 47 minutes. The property is located near the Cheshire border and ideally placed for an easy commute to Leek, Congleton, Macclesfield or Buxton. Leek is a thriving historic market which benefits from both

independent local traders and supermarkets, including Morrisons and Sainsbury's. Rudyard is also well placed for good local schools and in the private sector, for Kings School and Beech Hall School, Macclesfield. The Rudyard Lake was built in 1797 to provide water for the Caldon Canal. The Rudyard Lake Steam Railway operates steam trains along a one and a half mile track along the eastern side of the lake. The western shore is part of the Staffordshire Way, a long distance footpath. The lake is home to Rudyard Lake Sailing Club and the

Rudyard Lake Steam Railway, and is a popular tourist attraction.











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 bank and the road bears sharply left. Continue along this road where Boathouse Cottage is located on the right hand side.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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