



Swiss Cottage, Rudyard, ST13 8RL.  
OIRO £500,000

Whittaker Est. 1930  
& Biggs



# Swiss Cottage, Rudyard, ST13 8RL.

This delightful four bedroom detached family home is steeped in history and dates back to the late 1800's.

Sitting on a substantial elevated plot commanding spectacular views over towards the picturesque Rudyard Lake, The Roaches, Cheshire and Staffordshire countryside.

This home has been extended in the past, creating a breakfast kitchen, lounge and utility room and is fitted with quality fixtures and fittings.

Swiss Cottage, offers spacious living and bedroom accommodation, briefly comprising lounge with Jotul multi-fuel stove and two feature bay windows to the front aspect, utility with plumbing for washing machine, breakfast kitchen housing an excellent range of elm hand-made units with hand-made tiled splash backs.

The family bathroom is fitted with a traditional suite and feature an exposed brick arch.

The main reception room incorporates a Victorian open fireplace set in hand-painted marble with bay windows to the side gardens and the snug has full-height picture windows taking in those superb views.

Two bedrooms are situated on the ground floor with the staircase from the main reception room leading to the first floor which offers two further bedrooms, with ensuite shower room to the principal bedroom.

A sweeping tarmacadam driveway allows ample off road parking and leads to the double garage, log store and steps to the rear patio area.

Formal tiered gardens to the side elevation provide far reaching views.

Selling with NO UPWARD CHAIN, an internal viewing is a MUST to be fully appreciated





## Ground Floor

### Breakfast Kitchen 23' 1" x 13' 5" (7.03m x 4.08m)

Hand made elm units comprising base cupboards and drawers with roll top worksurfaces, inset ceramic sink and a half with chrome mixer tap, hand-made tiled splashbacks, range of matching wall cupboards incorporating plate rack, Stoves range cooker with extractor fan in carved canopy. UPVC double-glazed window to the front aspect, external door to the front aspect, exposed beams, double radiator, tiled floor.

### Living Room 21' 10" x 17' 2" (6.66m x 5.24m)

Two UPVC double glazed bay windows to the front aspect, Jotul multi fuel stove, UPVC double glazed window to the side and rear aspect, external door to the side aspect, loft access, two double radiators, exposed ceiling beams.

### Utility Room / WC

Currently housing a low level WC, door to the side aspect, ready to be completed as a utility / boot room or be combined into the living area.

### Inner Hall

Accessed from the Breakfast Kitchen housing built in airing cupboard. Single radiator, loft access, tiled floor.

### Bathroom 9' 1" x 6' 2" (2.78m x 1.89m)

Suite comprising panelled bath with telephone-style mixer tap, pedestal wash-hand basin, low-level WC, bidet, part-tiled walls, feature brick archway incorporating heated towel rail, UPVC double-glazed window to the rear aspect, tiled floor.

### Main reception Room 21' 10" x 15' 3" (6.65m x 4.64m) (Maximum Measurement)

Feature bay window to the side aspect overlooking gardens, fireplace incorporating Victorian cast-iron open fire with hand-painted marble surround set on tiled hearth, UPVC double-glazed window to the rear aspect, two double radiators, staircase off, understairs store.

### Snug 15' 1" x 10' 1" (4.61m x 3.07m)

Full-height bay picture window to the front aspect, fireplace incorporating cast-iron gas fire in pine carved surround set on stone hearth, built in shell cupboard incorporating shelving, double radiator.

### Bedroom Three 10' 1" x 9' 6" (3.07m x 2.89m)

Window to the front aspect, double radiator.

### Bedroom Four 10' 2" x 7' 10" (3.11m x 2.38m)

Feature bay window to the side aspect overlooking gardens, window to the front aspect, double radiator.

## First Floor

### Landing Area

UPVC double-glazed window to the side aspect, single radiator.

### Bedroom One 17' 9" x 10' 2" (5.41m x 3.09m)

UPVC double-glazed window to the side aspect, window to the front aspect, under-eaves storage, original beams, two single radiators, loft access, built-in wardrobes with chest of three drawers.

### Ensuite 12' 0" x 9' 7" (3.65m x 2.91m)

Shower cubicle incorporating Triton shower fitment, combined wash-hand basin in vanity and low-level WC, double-glazed skylight to the rear aspect, double radiator, exposed ceiling beams, waterproof laminate flooring.

### Bedroom Two 17' 10" x 10' 0" (5.44m x 3.05m) (Maximum Measurement)

UPVC double-glazed window to the side aspect, original beams, under-eaves storage, double-glazed Velux window to the rear aspect, single radiator.





### Externally

Steps to the front patio area enjoying the fantastic views over the surrounding countryside, courtyard area to the side aspect leading to the Porch with BBQ area at the rear and further flagged patio. The property is approached via a sweeping tarmacadam driveway providing ample off road parking which leads to the Double Garage.

**Double Garage** 21' 3" x 15' 5" (6.48m x 4.69m)

Having concrete floor, light and power connected.

### Gardens

Log store to the side of the Garage with steps leading to the rear gardens. Formal gardens to the side elevation laid to lawns with mature borders and aluminium framed greenhouse.

Note:

Council Tax Band: E

EPC Rating: D

Tenure: Freehold







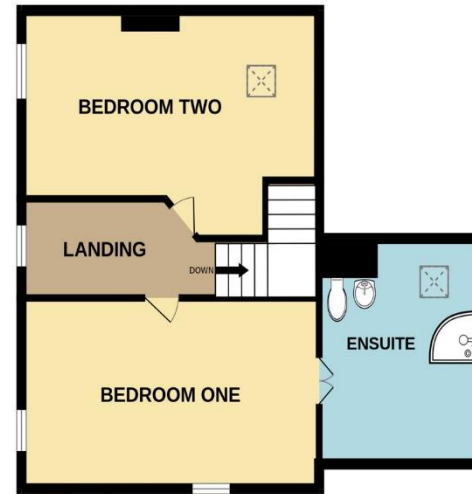




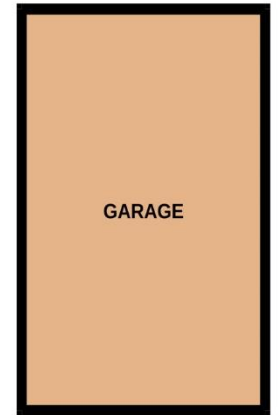
GROUND FLOOR



1ST FLOOR



GARAGE



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 mis-statement. 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.

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## Directions

From our Derby Street, Leek offices proceed along Ball Haye Street and at the traffic lights turn left into Stockwell Street. Follow this road out of the town and take the first turning left signposted Rudyard. Continue along this road to its extremity and upon reaching the mini roundabout turn right sign posted for Biddulph Moor. Continue along for a short distance taking the first driveway on the left hand side which leads to Swiss Cottage.

## Situation

This family home is situated in the sought after rural village of Rudyard, sitting in an elevated position offering far reaching views over the countryside. Rudyard Lake visitor attraction is a short walk away which also provides various country walks across the former railway line. Rudyard village is situated on the Staffordshire/Cheshire border giving good commuting access. Good schools can be found in the village, including Horton St. Michael First School, and there is transport to Kings Private School situated in Macclesfield.

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