



**WOLF DALE**

**RUSHTON SPENCER, MACCLESFIELD, CHESHIRE, SK11 0RA**





## **WOLF DALE**

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Rushton Spencer 1 mile, Leek 4 miles, Congleton 6 miles, Macclesfield 9 miles

### **AN EXQUISITE PERIOD FARMHOUSE, STONE BARNs AND OUTSTANDING VALLEY VIEWS TOWARDS RUDYARD RESERVOIR**

Traditional Grade II Listed 18<sup>th</sup> Century, 5-bedroom farmhouse of great character and having well maintained mature gardens.

Two substantial lofted stone barns with potential for residential/holiday let/office conversion (subject to planning)

Excellent range of purpose-built stone garages.

Well-equipped workshop

**Extending to approximately 1.42 Acres (0.57 of a hectare)**

**Asking Price: £650,000**

**For sale by Private Treaty**



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## LOCATION

Wolf Dale is nestled on the eastern flank of the Rudyard Reservoir valley in an elevated position with outstanding far reaching panoramic country views. The property is located to the east of the A523 Macclesfield to Leek Road, the village of Rushton Spencer, which has a primary school and two public houses is 1 mile to the north, the market town of Leek is about 4 miles to the south and the town of Macclesfield is 9 miles to the north, both offer a wide range of amenities, shops and secondary schools. The more major conurbations are also close at hand, with Manchester city centre 29 miles and Manchester Airport 20 miles to the north. Mainline railway services from Macclesfield reach Manchester in about 20 minutes, with direct trains to Birmingham in about 1 hour 15 minutes and London in about 2 hours. Junction 17 of the M6 at Sandbach is approximately 12 miles to the west.

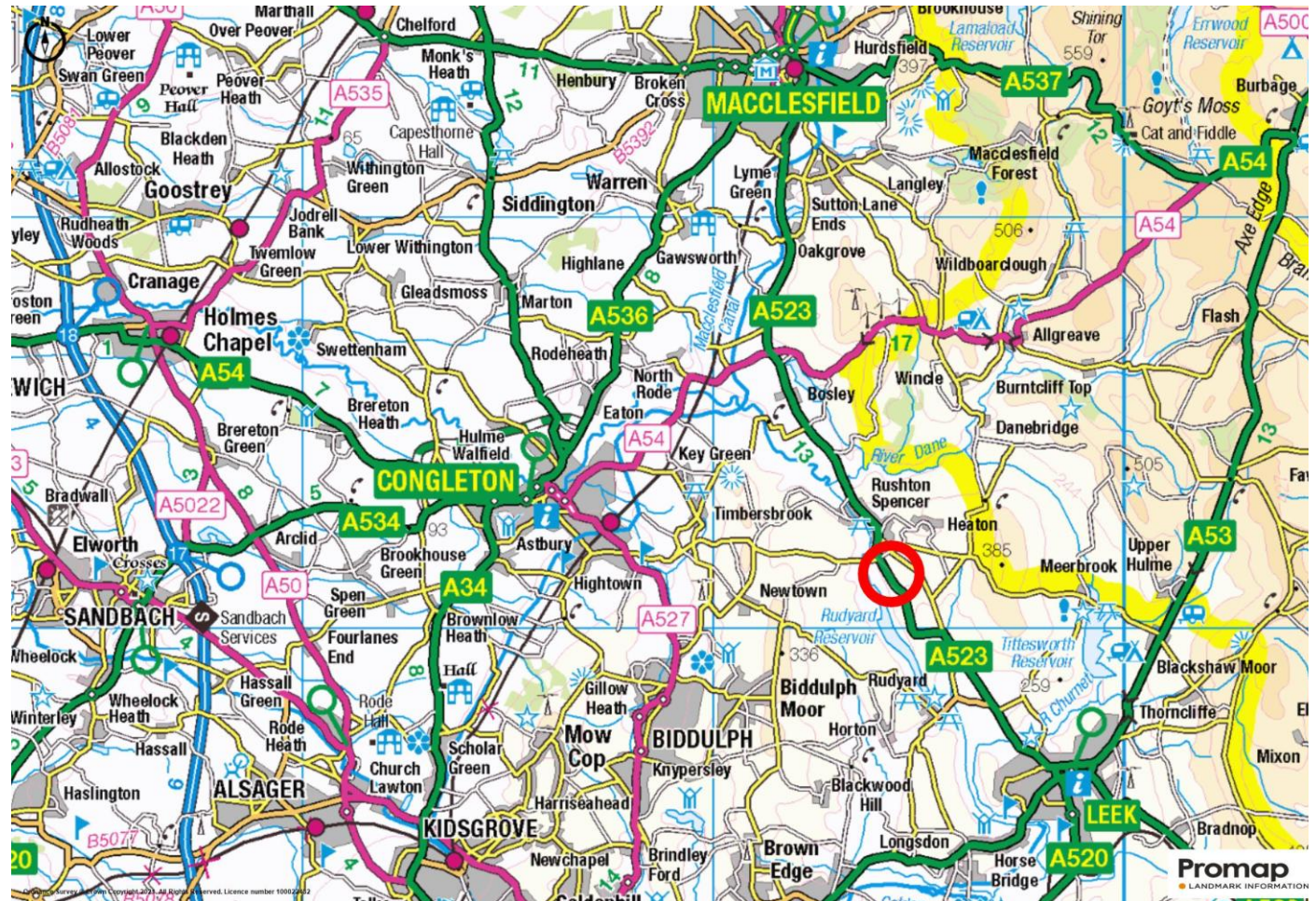
## DESCRIPTION

Wolf Dale offers an excellent opportunity for purchasers looking to acquire a period rural property with ranges of outbuildings including two traditional stone barns that offer potential for alternative uses or extension of the farmhouse (subject to planning).

The property has stayed within the same family for several generations and is believed to have never previously been sold outside of the family.

The Grade II Listed five-bedroom farmhouse, which is full of character and original features, dates back to 1710 and was later extended to the rear by the Victorians in the 19<sup>th</sup> Century.

To the north and south of the house there are two substantial lofted stone barns that are considered to offer the potential for conversion to residential or commercial uses, the extension of the existing farmhouse, ancillary accommodation, or alternative uses to include, office use or holiday letting, subject to obtaining the necessary planning consents. In addition to the barns there is also a more modern barn currently used as a workshop and a useful range of stone garages.





## The Farm Steading extending to 1.42 acres

Edged **RED** on the sale plan attached

### THE FARMHOUSE

Wolf Dale farmhouse is a fine example of a traditional stone built three storey home, with spacious and well-proportioned accommodation throughout to provide for the requirements of modern family living with character. The house faces southwest over a mature and enclosed garden with far reaching views across the valley.

The farm steading has the benefit of two tarmac driveways off the main road to the north and south of the property and the yard provides ample parking and turning areas.

In 1987, the property was given Grade II Listed status, because of its architectural features. One such feature of note are the stone steps on the roadside, which feature cast iron railings with ornate fleur-de-lys arcading and urn standards flanking the central gate. These steps are known as coaching steps and horse drawn stagecoaches would stop on request. The steps are of the right height for passengers just to walk onto the coach, and to this day there is still a request bus stop outside the house.





## Accommodation

### Ground Floor

#### Entrance Hallway

Original solid wood door to the front elevation, Minton tiled flooring, radiator, cornicing, ceiling rose, staircase to the first floor.

#### Dining Room

15'1"x12'10" (4.60m x 3.91m)

Full length wooden glazed sash window to the front elevation, two radiators, multi fuel stove, stone hearth, brick and stone surround, wooden mantel, cornicing.

#### Drawing Room

14'9"x15'6" (4.49m x 4.72m)

Full length wooden glazed sash window to the front elevation, two radiators, multi fuel stove, stone hearth, stone surround, wooden mantel, cornicing.

#### Living Room

12'7"x20'4" (3.83m x 6.20m)

Metal framed glazed window to the rear elevation, radiator, multi fuel stove, stone hearth, stone surround, wooden mantle, exposed wooden beams.

#### Cellar

14'10" x 12'10" (4.52m x 3.90m)

Stone steps leading down from the living room, stone flagged floor, surrounding raised stone slab shelf, shallow well, window, fluorescent strip tube lighting.



#### Kitchen

12'9"x14'7" (3.89m x 4.44m)

Wooden door and window to the front elevation, radiators, a range of units to the base, space for a free-standing fridge freezer, stainless steel sink with drainer, LPG gas cooker point, plumbing for a washing machine and dishwasher, exposed wooden beams.

#### Inner Hallway

Staircase to the first floor, radiator

#### Boot Room

13'0" x 11'3" (3.95m x 3.44m)

Wooden door to the side elevation, a range of units to the base and eye level, space for a dryer, exposed wooden beams.

#### WC

4'4"x5'0" (1.32m x 1.53m)

Wood glazed window to the side elevation, lower-level WC, pedestal wash hand basin, radiator, cornicing.

### First Floor

#### Landing

Staircase to the second floor, radiator.

#### Bedroom One

15'3"x12'11" (4.65m x 3.93m)

Full length wooden glazed sash window to the front elevation, two radiators, cornicing, cast iron open fire, slate hearth, marble surround.

#### Bedroom Two

15'8"x11'11" (4.77m x 3.62m)

Full length wooden glazed sash window to the front elevation, two radiators, cast iron open fire, slate hearth, marble surround.

#### Bedroom Three

12'6"x14'8" (3.82m x 4.48m)

Wooden glazed window to the rear and front elevation, radiator, built in wardrobe, cast iron open fireplace.

#### Bedroom Four

12'11"x11'11" (3.93m x 3.64m)

Wooden glazed sash window to the side elevation, open fireplace, tiled hearth, tiled surround, built in wardrobe, radiator.



### **Shower Room**

9'2" x 5'10" (2.80m x 1.78m)

Wooden glazed window to the rear elevation, corner shower unit, lower-level WC, pedestal wash hand basin, ladder radiator, storage cupboard with light.

### **Bathroom**

5'10"x5'10" (1.79m x 1.79m)

Panelled bath, chrome shower fitment over, lower-level WC, pedestal wash hand basin, radiator.

### **Bedroom Five**

9'2"x12'3" (2.80m x 3.74m)

Wooden glazed window to the rear elevation, radiator, loft access.

## **Second Floor**

### **Attic Room One**

15'9"x15'11" (4.81m x 4.85m)

Wooden glazed window to the side elevation, exposed wooden beams, light connected, water tank.

### **Attic Room Two**

15'7"x13'0" (4.74m x 3.96m)

Two leaded Wooden glazed windows to the side elevation, exposed wooden beams, light connected.



## **Externally**

To the front of the house there is a lawned garden with mature borders and shrubs. A stone flagged path leads to the roadside steps and cast iron gate and also to the adjoining stone barn.

To the rear of the property there is a raised border that is well stocked with a variety of mature shrubs and plants.

From the kitchen, a door leads to an external courtyard, off which there is a **WC** measuring 2.04m x 1.19m and a **Store Room** measuring 2.04m x 3.22m.

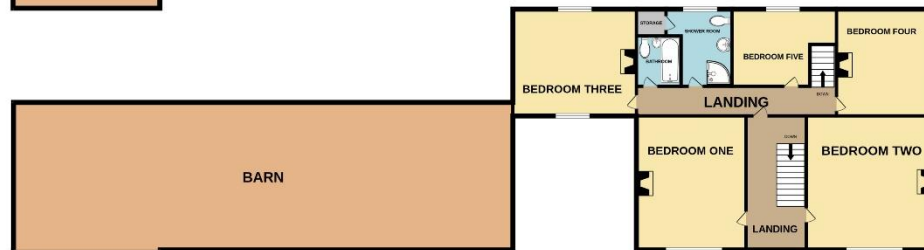




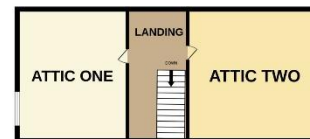
GROUND FLOOR  
2787 sq.ft. (259.0 sq.m.) approx.



1ST FLOOR  
2572 sq.ft. (239.0 sq.m.) approx.



2ND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 5911 sq.ft. (549.1 sq.m.) approx.

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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THE FARM BUILDINGS

The buildings at Wolf Dale are well maintained and flexible in nature and as shown numbered on the buildings plan below.

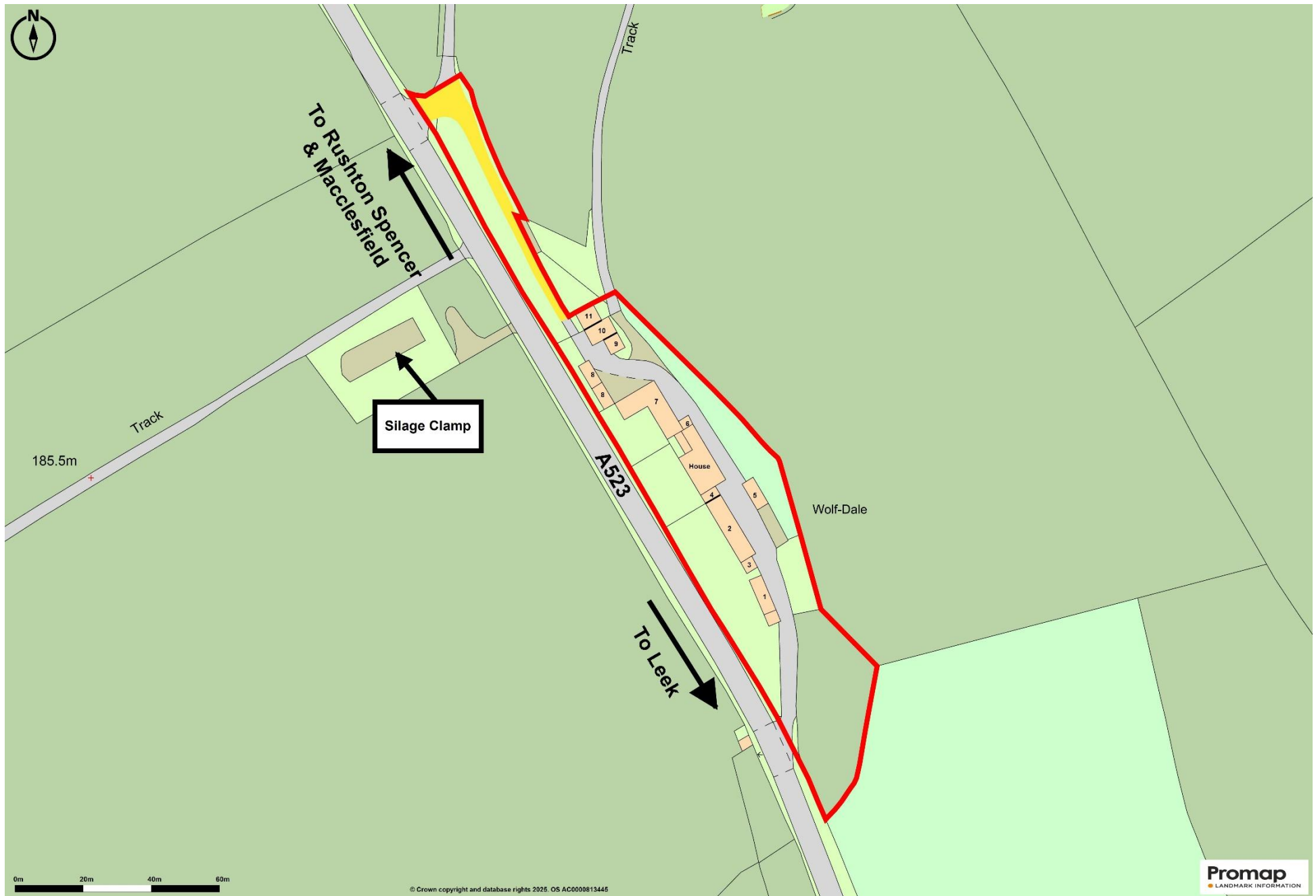
In respect of the two lofted stone barns numbered 2 & 7 on the schedule and plan. Full Planning Permission and Listed Building Consent was granted in 1995 for their conversion to three residential units. The approved plans show Barn 2 as a four-bedroom house and Barn 7 divided into two properties having three bedrooms each. Although these consents have lapsed due to the expiry of time, the barns are considered to still have good conversion potential for residential or commercial uses, the extension of the existing farmhouse, ancillary accommodation or alternative uses to include, office use or holiday letting, subject to obtaining the necessary planning consents.



No on the Plan	Use	Description	Dimensions
Farmhouse			
1	Workshop & Lean-to	Steel frame and timber roof truss construction with fibre cement roof and corrugated cladding to all sides and lean-to. Concrete paved floor. Power and lighting with 16a and 32a supplies. Full height sliding door and pedestrian door.	10.85m x 4.25m 3.50m x 4.25m
2	Stone Barn	Traditional lofted barn of stone and Staffordshire blue tiled roof construction. Comprising of three looseboxes, plus a garage and hay loft above.	20.0m x 5.50m
3	Loosebox	Timber frame construction with tiled roof and cladding to sides and concrete floor.	4.0m x 4.0m
4	Car port	Suspended mono-pitch car port between the farmhouse and building two with a concrete floor, power and lighting.	4.40m x 5.50m
5	Pig Cote	Traditional single storey pig cote of stone construction, flag stone floor, original feeders, corrugated tin roof, power and lighting.	9.80m x 4.15m
6	Domestic Outbuilding	Domestic workshop of brick construction with fibre cement roof housing the heating oil tank.	3.75m x 3.35m
7	Stone Barn	Traditional two storey lofted shippon in an 'L' shaped formation of Stone construction and tiled roof, concrete stalls and boskins for 24 cows. Boarded hay loft above.	18.40m x 6.0m 7.75m x 6.0m
8	General Purpose Shed	Mono-Pitch open fronted building of concrete block and steel construction with corrugated steel roof sheeting and cladding to rear and sides, concrete floor.	14.80m x 4.15m
9	Garage	Traditional stone construction with corrugated steel roof, timber cladding and doors to front, concrete floor, power and lighting.	5.50m x 5.0m
10	Garage	Traditional Stone construction with tiled roof, timber doors to side, concrete floor, power and lighting.	9.0m x 5.0m
11	Garage	Traditional stone construction with corrugated steel roof, timber cladding and doors to front, concrete floor and lighting.	5.60m x 5.0m



**PLAN OF THE FARM STEADING – EDGED RED**



## GENERAL INFORMATION

### PUBLIC RIGHTS OF WAY AND EASEMENTS

In respect of the northern driveway, the sellers will retain a right of way along the route shaded yellow.

The property is sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

### EPC RATING

Exempt due to Listed status.

### SERVICES

Mains electricity and water supplies connected.

LPG Cooker.

Oil fired boiler for Central Heating and Hot Water.

Bio-digester for foul drainage installed in 2009.

Log burner in the kitchen with a back boiler.

Hardwired CCTV System.

### COUNCIL TAX

The property is currently in band 'F' however an improvement indicator is in place meaning it may be reassessed when a relevant transaction takes place.

### FIXTURES AND FITTINGS

Only those items specifically mentioned in these sale particulars are included in the sale.

### METHOD OF SALE

Wolf Dale is offered for sale by private treaty with vacant possession granted on completion.

### BOUNDARIES

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the purchaser(s) shall rely on their own inspection and the information appearing in the Land Registry.

### VIEWING

Appointments to view will be through the Selling Agents only.

### DIRECTIONS

To reach Wolf Dale from Leek take the A523 heading north towards Macclesfield and after about 4 miles the property will be found on the right hand side of the road with both entrance driveways indicated by a 'For Sale' Board.

### ADDITIONAL INFORMATION CONTACT

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