



Reacliffe Road, Rudyard, ST13 8RS.  
£550,000

Whittaker  
& Biggs

Est. 1930



## Reacliffe Road, Rudyard, ST13 8RS.

**\*\*RESIDENTIAL USE\*\*** A rare and exciting opportunity to purchase Slipways, a two bedroom detached residence which was built in 2006 and is nestled on the bank side of Rudyard Lake. This highly desirable location, offers uninterrupted views of the lake, mooring and fishing rights, excellent walks on the doorstep, an ideal business opportunity for an Airbnb or second home. The property is accessed via Reacliffe Road, has off street parking for two vehicles and gated access from the road to the property. The property has a spacious layout over two levels, is immaculately presented, two shower rooms, light and airy landing, two reception rooms, useful utility and study room. You're welcomed into the property via the upper floor into a light and airy hallway. This space could be reconfigured to incorporate another bedroom, subject to the necessary approval. Located off the hallway is a shower room, having shower enclosure, low level WC and vanity wash hand basin. Two double bedrooms, with bedroom one having ensuite shower room and two Velux 3-in-1 roof windows, with built in blinds and which provide a stunning vantage point of the lake. Bedroom two also provides excellent views. To the lower ground floor is an open plan living/dining/kitchen area. This space is light and airy, having picture window and patio doors to the frontage, providing access to the patio area. The kitchen is located off this space and has a good range of units fitted to the base and eye level, electric cooker, hob, extractor, sink and integral dishwasher. A study room and useful utility with sink, integral fridge, WC, is located to the rear of the property. A separate sitting room is also located to the frontage, having patio doors to the front, an excellent room to relax and take in the views. Externally to the frontage is a stone patio, gravel path to the mooring, stepped access to one side of the property. The rear garden is tiered, with stepped access, is well stocked with timber shed and gated access from Reacliffe Road to the parking area. The property is offered for sale with NO CHAIN. A viewing is highly recommended to appreciate this homes location, views, excellent condition, spacious and versatility. NOTE: Services: Heating - Oil Fired Electric - Mains Water - Mains Sewerage - Biodigester Construction - Timber framed with masonry outer skin and cedar clad.





### Hallway

Two Velux style windows to the front elevation with blinds, two radiators, storage cupboard, wall lights, vaulted ceiling. Upvc double glazed door and windows to the rear elevation, stairs to the lower ground floor, loft access.

### Bedroom One 14' 8" x 11' 5" (4.47m x 3.47m)

Radiator, two Velux 3-in-1 roof windows to the front elevation with blinds, access to the ensuite room.

### Ensuite 5' 5" x 5' 6" (1.66m x 1.68m)

Lower level WC, corner shower cubicle with chrome fitment, corner sink with chrome fitment, extractor fan, shaver point, ladder radiator.

### Bedroom Two 17' 5" x 8' 6" (5.31m x 2.59m) (Maximum Measurement)

Two radiators, UPVC double glazed window to the rear and front elevation, three UPVC double glazed windows to the side elevation, vaulted ceiling.

### Shower Room 7' 6" x 5' 6" (2.29m x 1.67m)

Corner shower cubicle with chrome fitment, vanity unit with storage beneath, lower level WC, chrome heated ladder radiator, double glazed window to the front elevation, extractor fan, shaver point.

### Lower Ground Floor

### Open Plan Living/Dining Room 20' 1" x 17' 4" (6.13m x 5.28m)

Two radiators, UPVC double glazed windows to the front elevation, UPVC double glazed patio doors to the front elevation, UPVC double glazed windows to the side elevation.

### Kitchen 11' 5" x 8' 4" (3.48m x 2.55m)

Range of fitted units to the base and eye level, sink unit with drainer, integral dishwasher, four ring electric hob, electric oven, extractor, inset downlights, tiled splashbacks, integral fridge, UPVC double glazed window to the side and rear elevation.

### Sitting Room 16' 0" x 11' 5" (4.87m x 3.48m)

UPVC double glazed patio doors to the front elevation, two radiators, UPVC double glazed windows to the side and rear elevation.

### Study 5' 5" x 5' 6" (1.66m x 1.67m)

Radiator, UPVC double glazed window to the side and rear elevation.

### Utility 7' 0" x 5' 7" (2.13m x 1.69m)

Lower level WC, UPVC double glazed window to the rear elevation, radiator, ceramic sink unit with drainer and mixer tap, plumbing for washing machine, tiled splashbacks, wall units.

### Outside

Externally to the front is stone patio area, gravel area, raised walled boundary, gravelled path to the Lake. To the side is gravelled path with staircase. To the rear is stone path, railings, tiered garden, steps onto Reacliffe Road, well stocked, dry stone walls, timber garden shed, parking for two vehicles.





## 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.

Note:  
Council Tax Band: C

EPC Rating: C

Tenure: believed to be Freehold













GROUND FLOOR



LOWER GROUND FLOOR







## 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 Slipways 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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