



*jordan*fishwick

THE COACH HOUSE RUSHTON SPENCER MACCLESFIELD
£899,950

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STUNNING LOCATION. A rare opportunity to acquire a bespoke and individual property. The Coach House is a charming double fronted stone cottage nestled in the picturesque village of Rushton Spencer. Standing on a large plot in well-tended mature grounds is this truly charming detached cottage situated within a desirable SEMI-RURAL LOCATION with STUNNING OPEN VIEWS across the adjoining countryside and paddock. This family home occupies a fantastic position set back behind solid oak gates and in brief the property comprises; covered porch, reception hallway, downstairs WC, bright and airy living room featuring a log burning stove within a chimney recess, sitting room, dining room, study and breakfast kitchen. To the first floor the galleried landing provides access to six well proportioned bedrooms (two with recently modernised en-suite shower rooms) and a family bathroom. Externally, the property is set back behind double electric gates with ample off road parking for several types of vehicles and a detached double garage. The gardens are laid mainly to lawn with a feature enclosed and gated pond. Several patio areas ideal for entertaining friends and family with well stocked borders and mature trees beyond whilst the paddock is ideally suited for a small pony.

Location
Rushton Spencer is a “semi” rural location and has its own village primary school. Within easy access to Macclesfield, Congleton and Leek that has a range of amenities, leisure facilities, eateries and schools. Macclesfield train station with direct trains to London Euston is approximately 15 minutes away by car and Congleton train station is approximately 3 miles away. Motorway links are easily accessible M6 (Junction 17 Sandbach and 18 Holmes Chapel) Manchester airport is approximately 21 miles away.

Directions
Leaving Macclesfield in a southerly direction along London Road (A523), continue through Bosley traffic lights and over the River Dane bridge. Turn right onto Beat Lane and continue for a short while and the property will be found on the right.

Reception Hallway
The composite front door opens to a stunning reception hallway with stairs leading to a galleried landing with an oak balustrade. Built in storage and cloak cupboard. Attractive laminate flooring. Access to all ground floor rooms.

Downstairs WC
Push button low level WC and wash hand basin. Laminate floor. Part tiled walls. Recessed ceiling spotlights.

Study
8’4 x 5’4
Double glazed window to the rear aspect. Laminate floor.

Living Room
25’6 max x 17’7 max
A spacious living room featuring exposed beams and a log burning stove set within the chimney breast with an oak surround. Double glazed window and sliding patio doors to the garden with additional door opening to the side aspect. Laminate floor.

Sitting Room
12’0 x 11’0
Double glazed window to the rear aspect.

Dining Room
12’3 x 11’3
Ample space for a dining table and chairs. Double glazed window to the front aspect.

Dining Kitchen
24’2 x 11’3
Beautifully appointed kitchen suite with a comprehensive range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink unit with mixer tap. Five ring electric hob with extractor hood over and range style cooker below. Integrated dishwasher and microwave oven. Space for an American fridge freezer. Feature island with granite work surface. Double glazed window to the side aspect. Open plan to the dining area. with ample space for a dining table and chairs. Tiled floor. Double glazed window to the side and front aspect.

Utility Room
11’7 x 11’0
Fitted with a range of base units with work surfaces over and inset stainless steel single bowl sink unit with mixer tap and drainer Recess for a washing machine and dryer. Cloaks hanging space. Tiled floor.

Stairs To The Galleried Landing
Bright and spacious landing with double glazed window.

Master Bedroom
21’7 max x 11’3 max
Spacious master bedroom fitted with a range of wardrobes, drawers and cupboards. Double glazed windows allowing natural light to flood in with superb views.

Stylish En-Suite
Fitted with a walk in shower, push button low level WC and vanity wash hand basin. Tiled walls and floor. Under floor heating. Recessed ceiling spotlights. Chrome ladder style radiator.

Bedroom Two
12’5 x 11’5
Double bedroom with built in wardrobe and dressing table. Laminate floor. Access to the loft space. Double glazed window to the rear aspect.

En-Suite
Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator.

Bedroom Three
12’5 x 11’3
Double bedroom with two double glazed windows to the front aspect.

Bedroom Four
12’0 x 11’4
Double bedroom fitted with a range of wardrobes, drawers and cupboards. Laminate floor. Double glazed window to the rear aspect.

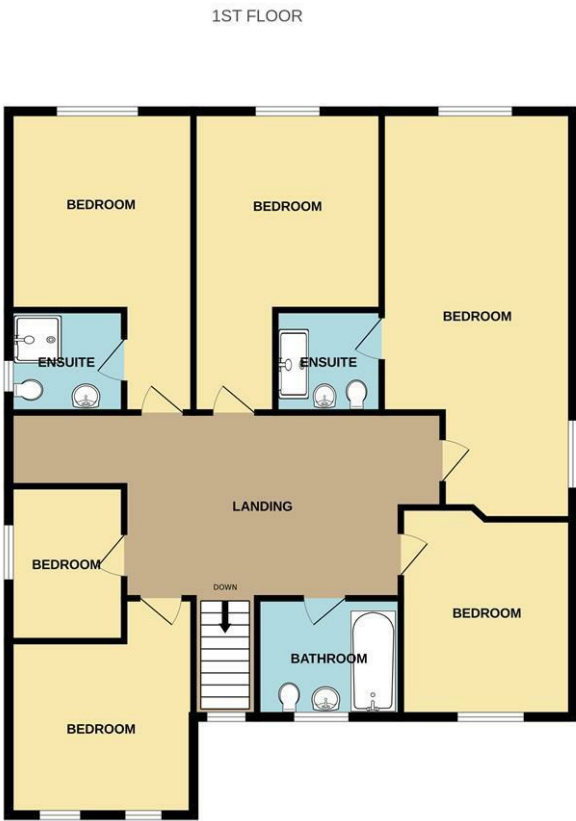
Bedroom Five
11’3 x 9’8
Double bedroom fitted with a range of wardrobes, drawers and cupboards. Laminate floor. Two double glazed windows to the front aspect.

Bedroom Six
9’8 x 7’0
Double glazed window to the side aspect. Laminate floor.

Family Bathroom
Fitted with a white suite comprising; panelled bath, push button low level WC and wash hand basin. Tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window.

Driveway And Detached Double Garage
The property is set back from the road behind a private driveway that is owned by the property and sat back behind two neighbouring properties. Double solid oak electric gates allow access to the property and is fitted with a modern intercom system with ample off road parking for several types of vehicles.

Gardens And Paddock
The gardens and paddock are set in approximately 0.5 acres. The mature garden has been skillfully landscaped and laid mainly to lawn with a feature enclosed and gated pond. Several patio areas ideal for entertaining friends and family with well stocked borders and mature trees beyond whilst the paddock is ideally suited for a small pony.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	