



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Brook Farm

Rushton Spencer, Macclesfield, SK11 0RU

**Offers Over £700,000**



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**Brook Farm**  
Rushton Spencer,  
Macclesfield, SK11 0RU

Brook Farm offers a fantastic opportunity to purchase a four bedroom farmhouse boasting family sized accommodation offering great potential with an adjoining outbuilding, stable block, detached workshop and land extending to approximately 19.55 acres or thereabouts. Brook Farm is an attractive stone farmhouse ideally situated in a rural setting down a private drive just off Beat Lane and enjoys views over the countryside. Viewing is highly recommended to appreciate the location and scope that Brook Farm offers.

Viewings strictly by appointment only.

**Situation**

The property is ideally located for commuting to Macclesfield and Congleton with both train stations and close to motorway links.

**Directions**

Travelling from Leek on the A523 Macclesfield Road, continue out of the town passing through Rudyard and into Rushton Spencer. Turn left into Beat Lane and continue along turning left into the driveway to Brook Farm

**Accommodation Comprises:**

**Utility Room**

Having a door to the rear aspect, double radiator, base and wall cupboards, space for a fridge and freezer and plumbing for an automatic washing machine.

**Downstairs Shower Room**

6'11" x 5'3" (2.11 x 1.62)

With a low level lavatory, wash hand basin and fully tiled shower cubicle and double radiator.

**Kitchen/Dining Room**

24'4" x 14'1" (7.43m x 4.31m)

The dining kitchen has an Aga and provides a range of base units with work tops, inset double bowl stainless steel sink unit with mixer tap, Upvc double glazed windows to the front and rear aspects, cushioned flooring and single radiator.







### Living Room 17'5" x 14'4" (5.33m x 4.37m)

Two Upvc double glazed windows to side aspect, feature fireplace incorporating wood burning stove providing heating to the radiators, single radiator, staircase off, external door.

### First Floor Landing

With double glazed window to the side aspect and exposed beams.

### Bedroom One 13'6" x 12'6" (4.12m x 3.83m)

With Upvc double glazed window to the rear aspect, exposed beams and double radiator.

### Bedroom Two 10'11" x 8'0" (3.34m x 2.44m)

With Upvc double glazed window to the rear aspect, exposed beams and double radiator.

### Bedroom Three 11'1" x 7'6" (3.38m x 2.29m)

With Upvc double glazed window to the side aspect and built in wardrobe.

### Bedroom Four 14'2" x 6'7" (4.32m x 2.01m)

With Upvc double glazed window to the side aspect.

### Family Bathroom 14'1" x 6'10" (4.30 x 2.09)

Bathroom Suite comprising panelled bath, pedestal wash hand basin, low level lavatory, bidet, double radiator, Upvc double glazed frosted window to the rear aspect and built in airing cupboard.

### Farm Buildings

### Former Shippon 24'4" x 13'7" (7.42m x 4.16m)

Being stone and tiled and to the rear, a brick and tiled outbuilding, both in need of repair.





### Stable Building

Being of brick and sheeted single storey, comprising two stables and adjoining secure room with electric.

To the rear of the Stable is a lean-to with corrugated sheet roof.

### Garage/Workshop

44'9" x 24'1" (13.64m x 7.36m)

Portal framed construction with block walls and sheeted roof. light and power, inspection pit, window to all sides, double metal lockable doors to the front.

### Gardens

Sizeable gardens laid to lawns with stream, mature trees, shrubs, vegetable plot and fruit trees.

### Land

The land lies in a ring fence around the property, as shown on the attached plan. The land extends to approximately 19.55 acres or thereabouts and is suitable for mowing in part, with the remainder being suitable for grazing and also having significant amenity value with an attractive pond and watercourse.

### Viewings

Strictly by prior arrangement through Graham Watkins & Co.

### Measurements

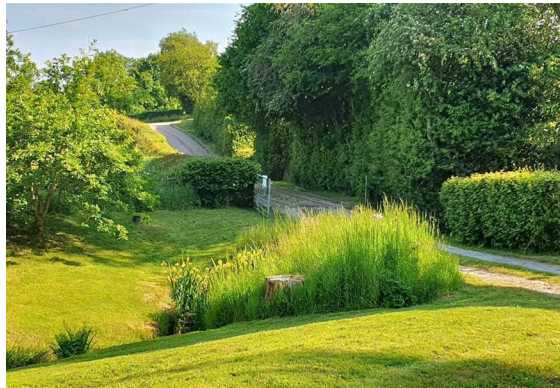
All measurements given are approximate and are 'maximum' measurements.

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

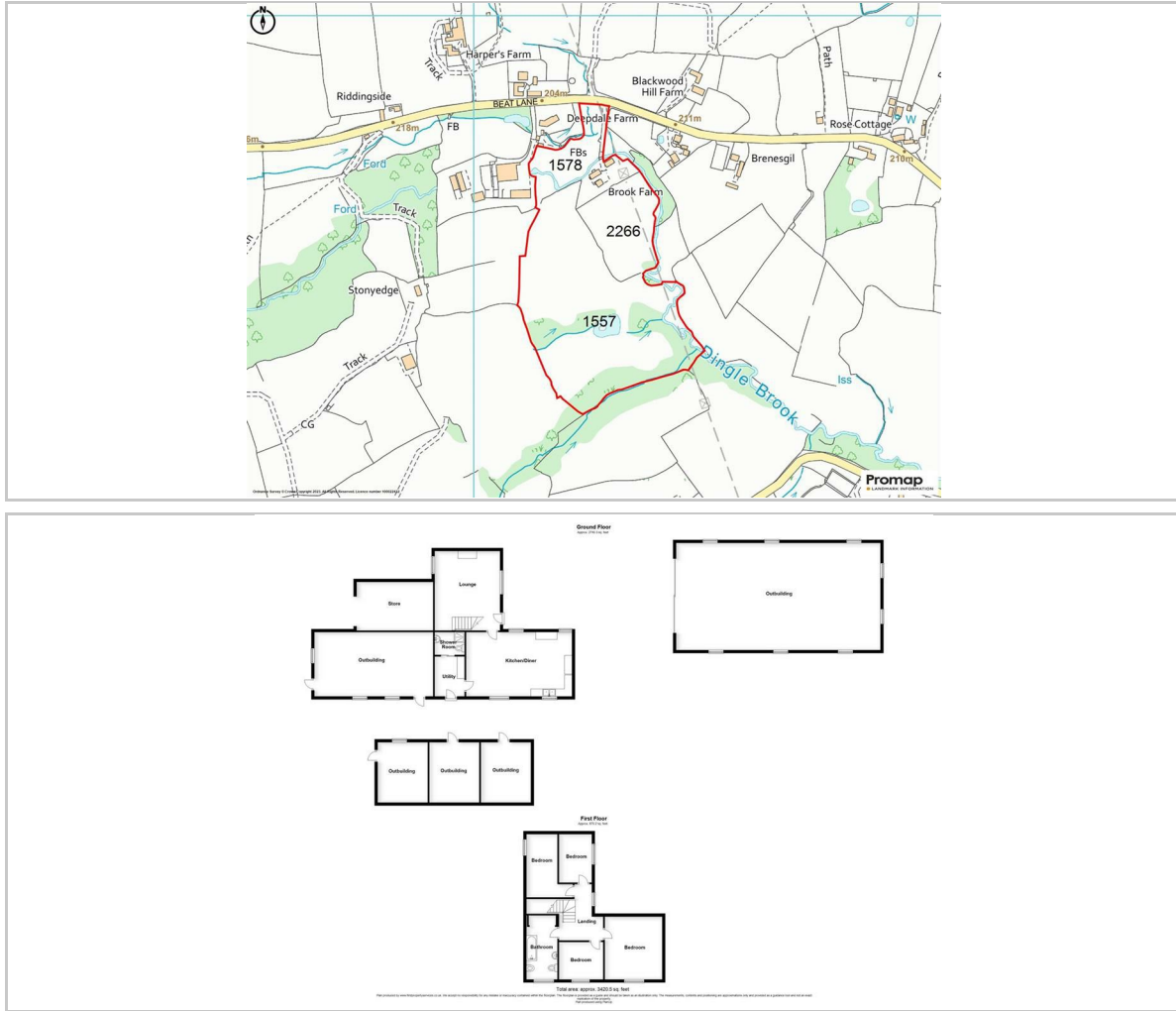
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.





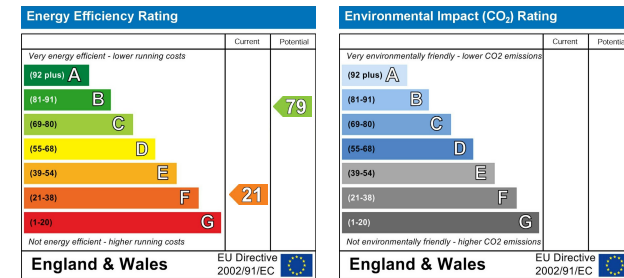
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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