



# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**Rudyard Manor, Green Lane, Rudyard, Staffordshire, ST13 8PN**  
**For Sale by Private Treaty**  
**O.I.R.O £1,100,000**





Rudyard Manor offers an exciting opportunity to purchase a very unique and attractive 18<sup>th</sup> Century Georgian dwelling in the heart of the Staffordshire Moorlands countryside, enjoying scenic views over rolling countryside towards Rudyard. The property benefits from a secondary accommodation; a recently converted traditional barn and adjacent dilapidated stone barn ripe for development, subject to necessary planning consents.

Rudyard Manor boasts an excellent sized plot extending to over 5 acres altogether, including a 3-acre meadow, ideal for enquire or small holder enthusiasts as well as extensive private gardens.

The property would be of interest to those looking for a potentially exceptional period family home, those with equine or small holding interests or those simply looking for a charming countryside residence. An early viewing is highly recommended to embrace the opportunity and style this spacious property has to offer.





## SITUATION

Rudyard Manor is situated in the highly sought after area of Rudyard, a small, picturesque village in the heart of the Staffordshire Moorlands and along the outskirts of the Peak District National Park. The property benefits from being within close proximity to Rudyard Lake, all amenities and having good road links such as the A53 and A523.

The property is approximately 2.5 miles from Leek, 8.5 miles from Congleton and 10.5 miles from Macclesfield.

## DIRECTIONS

From our Leek office, take the A523 towards Macclesfield after approximately 1.5 miles turn left onto Rudyard Road. Continue along Rudyard Road for approximately 0.5 miles and then turn left onto Green Lane. Follow Green Lane for approximately 0.5 miles and Rudyard Manor will be situated on the right-hand side, signposted by one of the Agents 'For Sale' signs.

**what3words:**

**[///renews.food.gloom](https://www.what3words.com/renews.food.gloom)**



## **RUDYARD MANOR**

Rudyard Manor comprises a stone and slate 4 bedroom 18<sup>th</sup> Century Georgian dwelling, benefiting from a recently converted barn conversion, large gardens and small meadow extending to approximately 3.2 acres. Adjacent to the property is a further traditional stone barn in a dilapidated state, ripe for development, subject to necessary planning consents.

The property briefly comprises the following accommodation: -

### **Front Door into Entrance Hall**

#### **Entrance Hall**

With stairs off and storeroom off.

#### **Reception Room – 4.57m x 4.00m**

With carpet floor, radiator, fireplace in tile surround, 18<sup>th</sup> Century salt cupboard and window to one elevation.

#### **Dining Room – not measured**

With original brick floor and windows to two elevations.

#### **Bathroom**

With WC, handwash basin, bath with shower overhead, tiled floor and window to one elevation.

#### **Study – 4.01m x 2.41m**

With brick floor, electric radiator and window to one elevation.

#### **Storeroom – 1.92m x 1.90m**

With tiles floor, window to one elevation and built in shelves.

#### **Living Room – 4.23m x 4.58m**

With carpet floor, exposed wooden beams, log burner in stone surround and French double doors out overlooking the garden.



**Kitchen – 4.07m x 3.64m**

With tiled floor, base and wall mounted units, half tiled walls, electric radiator and windows to two elevations.

**Staircase** leading to **First Floor Landing** and giving access to: -

**Master Bedroom – 4.61m x 4.34m**

With carpet floor and window to one elevation.

**Bedroom 2 – 4.57m x 3.96m**

With carpet floor, exposed wooden beams to ceiling and window to one elevation.

**Bedroom 3 – 3.95m x 3.96m**

Wooden floor and window to one elevation.

**Bedroom 4 – 3.97m x 4.59m**

With carpet floor and window to one elevation.

**Staircase** leading to **Second Floor Attic Space** and giving access to: -

**Attic Room 1 – 4.44m to eaves height**

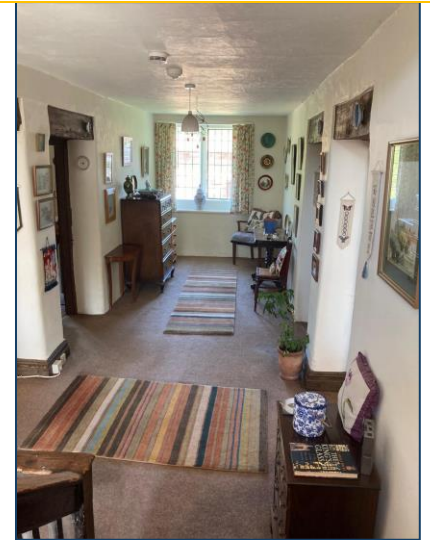
With wooden floor and window to one elevation.

**Attic Room 2 – 3.99m to eaves height**

With wooden floor and window to one elevation.

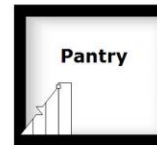
**OUTSIDE**

To the front of the property is a large pond and garden area, continuing to the rear of the property is a further large garden. To the side of the property is a patio area and raised walled vegetable patch or flower bed. The property benefits from having space to park several vehicles. Adjacent to the property is a dilapidated traditional stone and tile barn.

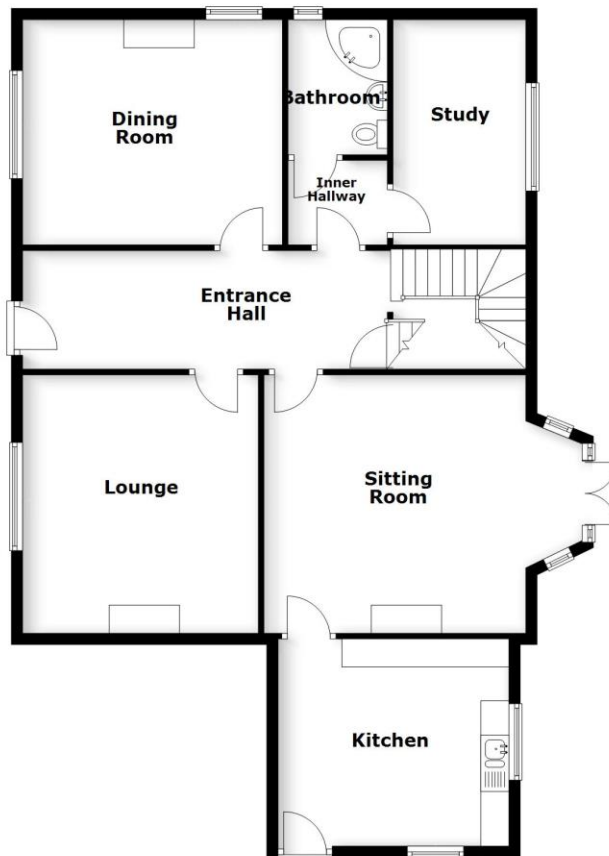


## FLOOR PLAN

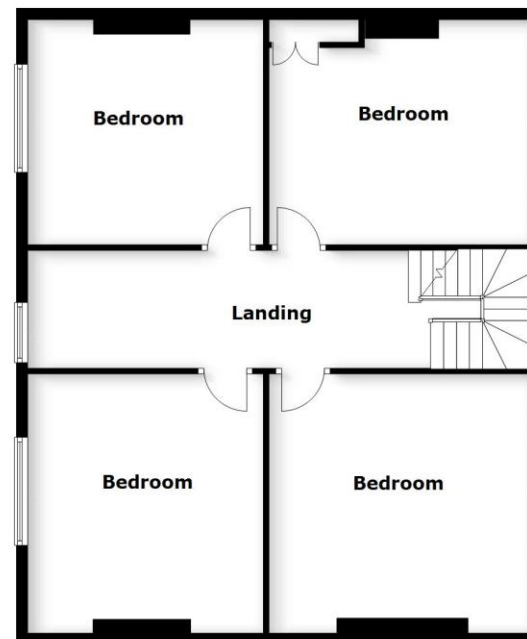
**Basement**



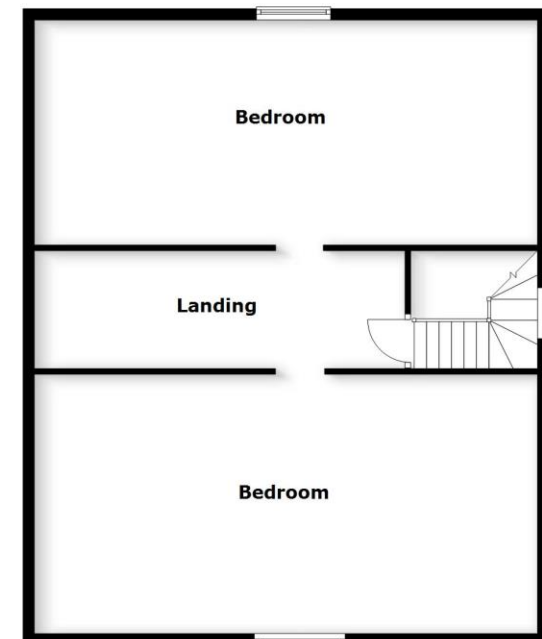
**Ground Floor**



**First Floor**



**Second Floor**



Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

**Rudyard Manor, LEEK**

## ENERGY PERFORMANCE CERTIFICATE

<div>Rudyard Manor Rudyard LEEK ST13 8PN</div> <div>Energy rating <b>G</b></div>		Score	Energy rating	Current	Potential
		92+	<b>A</b>		
		81-91	<b>B</b>		
		69-80	<b>C</b>		78 C
		55-68	<b>D</b>		
		39-54	<b>E</b>		
Valid until	Certificate number	21-38	<b>F</b>		
9 June 2035	2321-8841-3181-7771-5181	1-20	<b>G</b>	18 G	
Property type		Detached house			
Total floor area		310 square metres			



## OLD BARN

A recently converted two storey, 2 bedroom stone and tile barn a short distance from the main dwelling, offering spacious open plan living accommodation and splendid views of the surrounding countryside.

The barn conversion briefly comprises the following accommodation: -

**2 Front Doors** giving access to: -

### **Open Plan Kitchen and Living Room – 4.26m x 11.35m**

With tiles floor, base and wall units, log burner, exposed wooden beams and windows to two elevations.

### **Utility – 3.38m x 1.86m**

With tiled floor, base and wall units, sink, bathroom off, built in cupboards and twin window to one elevation.

### **Bathroom**

With shower, WC and wash hand basin.

### **Reception Room – 3.34m x 3.17m**

With tiled floor, window to two elevations with a high window to the gable end.

**Staircase** leading to **First Floor Landing** and giving access to: -

### **Bedroom 1 – 3.64m x 4.23m**

With wooden floor, radiator, window to one elevation and Velux and with ensuite.

### **Ensuite**

With WC, hand wash basin and radiator

### **Bedroom 2 – 3.67m x 4.26m**

With wooden floor, radiator and window to one elevation and Velux.

## OUTSIDE

Surrounding the barn conversion is a spacious garden area and space for parking further vehicles separate from the main dwelling.





## ENERGY PERFORMANCE CERTIFICATE

<div>Old Barn Rudyard Manor Rudyard LEEK ST13 8PN</div> <div>Energy rating</div> <div>E</div>		Score	Energy rating	Current	Potential
		92+	A		
		81-91	B		
		69-80	C		
Valid until	Certificate number	55-68	D	41 E	71 C
		39-54	E		
Property type Detached bungalow		21-38	F		
		1-20	G		
Total floor area 112 square metres					

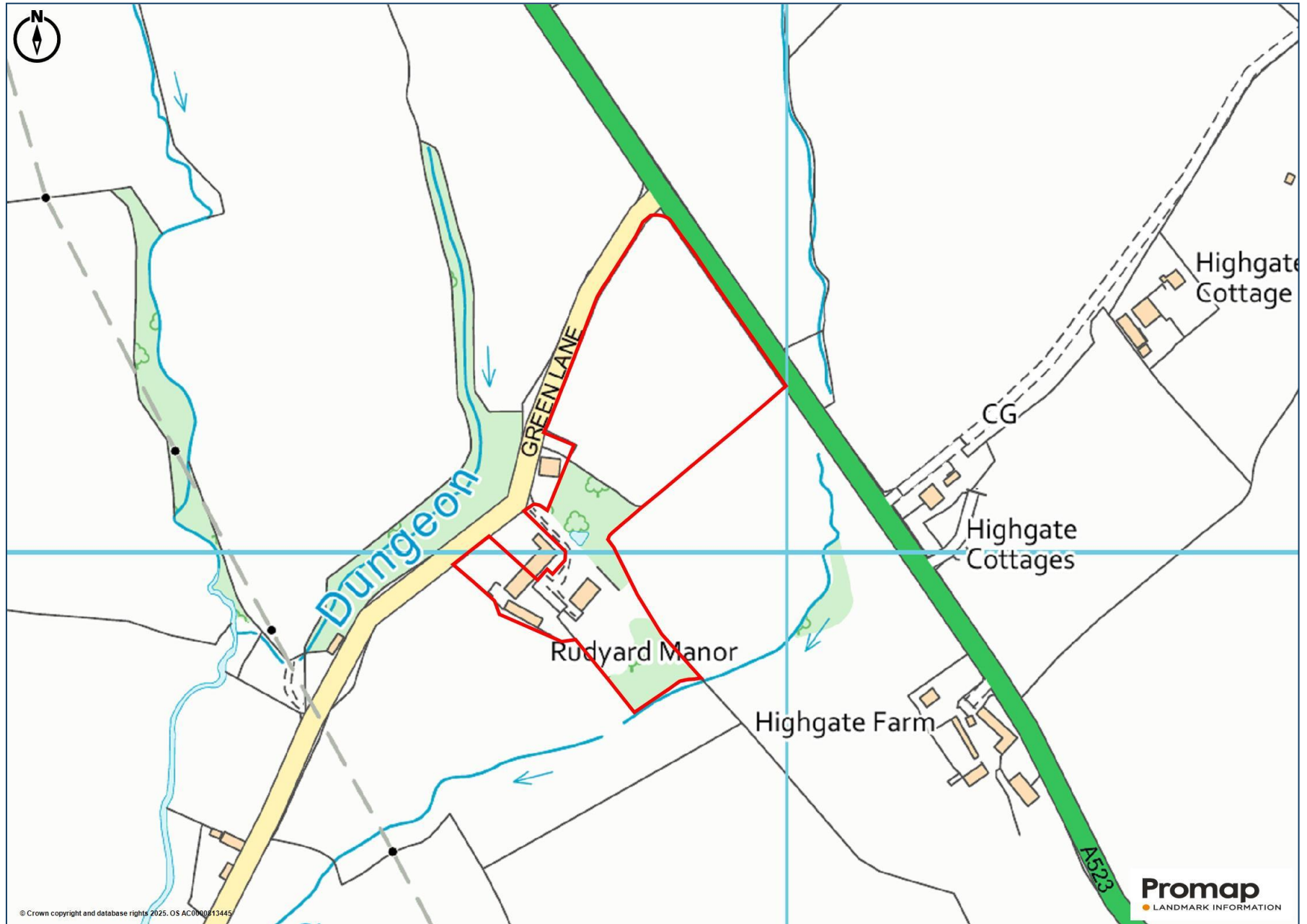
## LAND

The land at Rudyard Manor extends to approximately 3.2 acres or thereabouts of grassland and is one of the remaining 3% of meadow land in the country. The land lies to South of the property and is relatively level in nature, considered to be on reasonably good heart. The land benefits from good road frontage from Green Lane and the Macclesfield Road and only accessible via Green Lane, having good access.





## PLAN



### **SERVICES**

We understand that both Rudyard Manor and Old Barn are connected to mains water and electricity services with drainage being by private means.

### **COUNCIL TAX BAND**

The property is in council tax band F.

### **LOCAL AUTHORITY**

The local authorities are Staffordshire Moorlands District Council and Staffordshire County Council, to whom all enquiries of planning or other relevant matters should be addressed.

### **PLEASE NOTE**

The barn to the front of the property used to be part of Rudyard Manor, being sold separately from the property a few years ago. The barn is now undergoing renovation for residential use.

### **TENURE AND POSSESSION**

We believe the property is freehold and vacant possession will be given upon completion.

### **VIEWINGS**

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

### **WAYLEAVES & EASEMENTS**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **MEASUREMENT**

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

### **MAPPING**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.



### **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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

### **THINKING OF MOVING?**

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

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2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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