



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Brook Farm

Rushton Spencer, Macclesfield, SK11 0RU

Offers Over £750,000



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Brook Farm Rushton Spencer, Macclesfield, SK11 0RU

In the picturesque village of Rushton Spencer, Macclesfield, Brook Farm presents a remarkable opportunity to acquire a four-bedroom detached stone farmhouse with 24.57 acres or thereabouts of grazing/mowing land in a beautiful countryside setting.

Upon entering the property, you are greeted by a private drive that leads you to the farmhouse, ensuring a sense of seclusion and privacy. The spacious reception room provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The farmhouse boasts four well-proportioned bedrooms, each offering ample space and natural light, making it a perfect family home.

The property features two bathrooms, thoughtfully designed to cater to the needs of a busy household. In addition to the main residence, Brook Farm includes an adjoining outbuilding, which presents a multitude of possibilities for use, whether as a studio, storage, or additional living space (subject to consents).

For those with a passion for equestrian pursuits or hobbies, the stable block and workshop are invaluable assets, providing the perfect environment for your interests. The surrounding land offers ample opportunities for outdoor activities, from leisurely walks to gardening and smallholding, all while enjoying the stunning views of the countryside.

Brook Farm is not just a home; it is a lifestyle choice, offering a unique blend of comfort, space, and the beauty of rural living. This property is a rare find and is sure to attract those seeking a peaceful retreat in the heart of the English countryside. Do not miss the chance to make this enchanting farmhouse your own.

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.

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 24.57 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

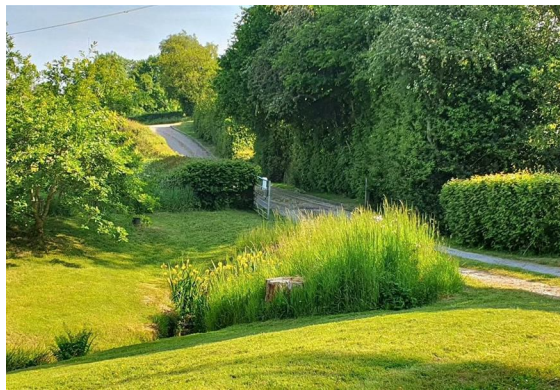
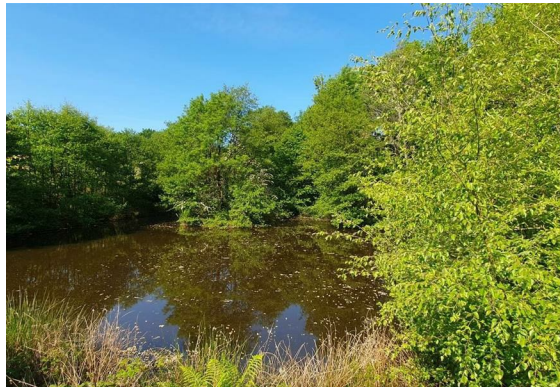
All measurements given are approximate and are 'maximum' measurements.

Tenure and Possession

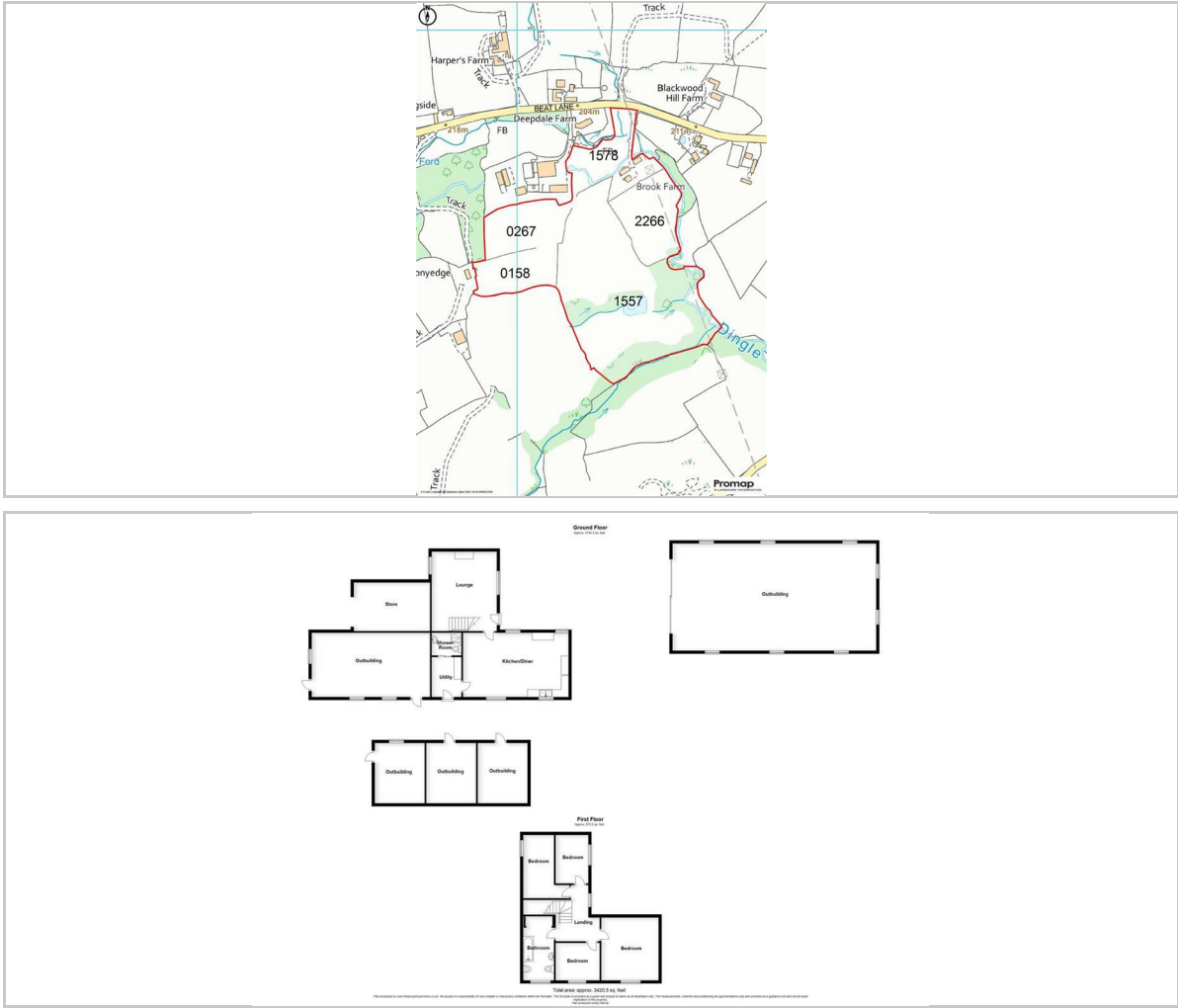
The property is held freehold and vacant possession will be given upon completion.

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 & Map



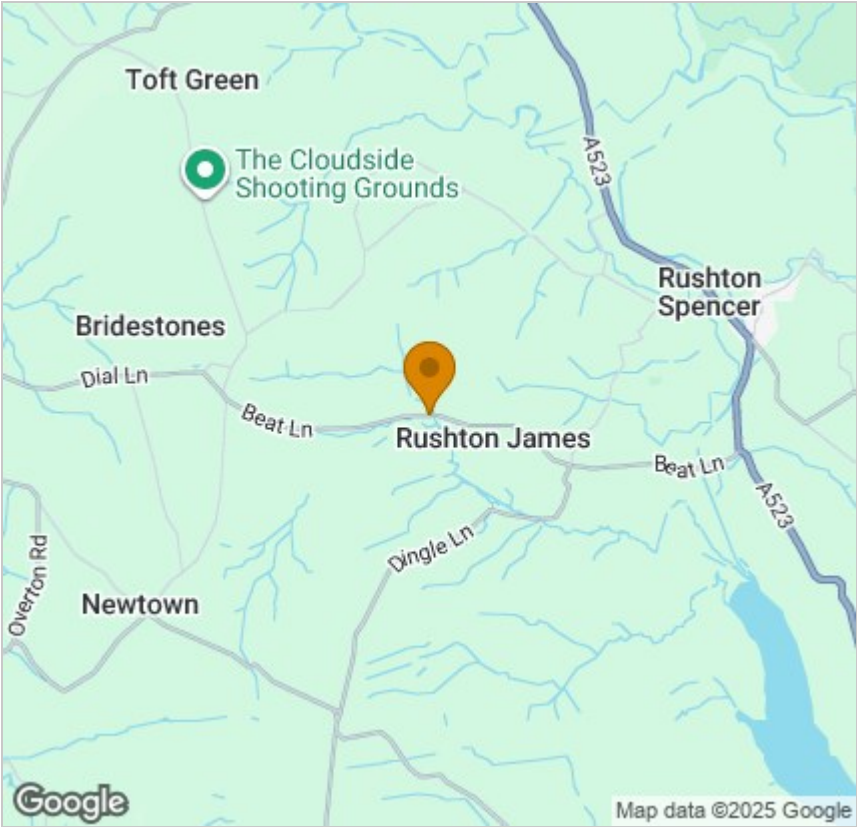
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

