



## Tan House Tan House Lane, Macclesfield, SK11 0SE

**£500,000**

CALL US TO ARRANGE A VIEWINGS 9AM TO 9PM 7 DAYS A WEEK!

"There is a harmony in the countryside which is hard to match anywhere else"

\*\* NO UPWARD CHAIN \*\*

Tan House is a substantial and versatile three-storey home on the edge of Rushton Spencer, offering spacious family accommodation alongside a self-contained annexe ideal for multi-generational living or income potential. With well-presented living spaces, generous bedrooms, private gardens, ample parking and a detached double garage with the annexe studio above, the property enjoys a peaceful countryside setting just moments from village amenities and within easy reach of Leek and Macclesfield.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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## Denise White Estate Agents Comments

Tan House has been nestled on the edge of the charming village of Rushton Spencer since the 1950s, offering substantial and versatile accommodation arranged over three floors, together with a self-contained studio apartment that is ideal for multi-generational living or those seeking the potential to generate additional income through holiday letting or Airbnb.

To the ground floor, an inviting entrance hall welcomes you into the home, with stairs rising to the first floor and doors leading to the principal living spaces. The lounge is a delightful bay-fronted reception room positioned to the front elevation, featuring a multi-fuel stove set upon a stone hearth with a wooden mantle, creating a warm and cosy focal point. Adjacent to the lounge is a charming sitting room, complete with exposed wooden flooring and dual aspect windows that allow natural light to flood the space.

Positioned to the rear of the property, the kitchen, which has recently been updated, is fitted with a contemporary range of units and integrated appliances, opening seamlessly into a spacious living dining area that provides an excellent space for modern family life and entertaining, with direct access onto the garden. Off the kitchen is a useful pantry cupboard and a separate utility room, which in turn leads to a ground floor shower room.

To the first floor, the impressive principal suite spans one side of the property and enjoys dual aspect windows that frame beautiful views over the surrounding countryside. The room also benefits from a range of built-in wardrobes and an en-suite bathroom. Bedroom two is positioned to the front aspect and also enjoys dual aspect windows, creating a bright and airy feel, while bedroom three is located to the rear and overlooks the gardens and open countryside beyond. Stairs rise from the landing to the second floor, where two further bedrooms provide excellent additional accommodation.

Externally, Tan House occupies a generous plot with

a driveway providing off-road parking for up to six vehicles and leading to a detached double garage, above which sits a versatile annexe studio. The private and enclosed gardens are beautifully maintained, featuring well-kept lawns ideal for children to enjoy, alongside steps rising to an elevated decked seating area that offers ample space for outdoor dining and relaxation while taking in the peaceful surroundings.

The self-contained annexe studio further enhances the versatility of the property, offering excellent potential for multi-generational living, guest accommodation or income generation through holiday letting. The space comprises a spacious living area, functional kitchenette and separate shower room. Subject to obtaining the relevant permissions, the garage and studio spaces could be combined and converted in to a single separate dwelling.

Situated along a quiet country lane just moments from the village centre, Tan House enjoys an enviable position within easy reach of the market towns of Leek and Macclesfield, while also benefitting from direct access to some of the Staffordshire Moorlands' most beautiful countryside. Combining space, flexibility and an idyllic setting, this is a truly exceptional home suited to a variety of lifestyles.

## Location

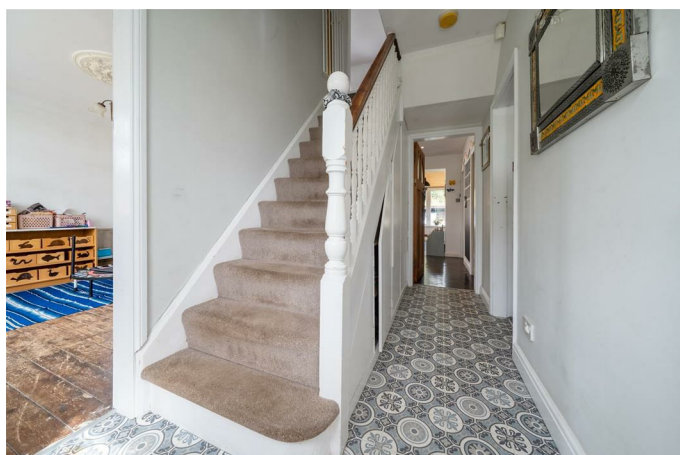
Nestled on the edge of the Staffordshire Moorlands and bordering the breathtaking Peak District National Park, Rushton Spencer is a charming semi-rural village that offers an enviable blend of countryside living and everyday convenience. Surrounded by rolling hills and picturesque landscapes, the area is ideal for those who enjoy outdoor pursuits, with scenic walking routes, cycling trails and nearby attractions such as Rudyard Lake, The Roaches and the wider Peak District all within easy reach.

At the heart of the village is a welcoming community atmosphere, supported by a selection of local amenities including the well-regarded

Rushton Spencer Primary School, making the area particularly appealing to families. The village also benefits from popular local public houses including The Knott Inn and The Royal Oak, both of which provide traditional hospitality and serve as valued hubs for residents and visitors alike.

For a wider range of amenities, shopping and leisure facilities, the nearby market towns of Leek, Congleton and Macclesfield are all easily accessible, offering supermarkets, independent retailers, restaurants and secondary schooling options. Rushton Spencer is also well placed for commuters, with convenient road links to Stoke-on-Trent, Manchester and Derby, while nearby rail services from Congleton and Macclesfield provide connections to London and beyond. Combining rural charm, community spirit and excellent access to surrounding towns and countryside, Rushton Spencer offers an exceptional lifestyle for those seeking a peaceful yet well-connected village setting.

### Entrance Hall



uPVC entrance door to the front aspect. Vinyl flooring. Radiator. Ceiling light. Under stairs storage off. Stairs leading to the first floor. Doors leading into:-

### Sitting Room

13'9" x 11'10" (4.2 x 3.62)



Exposed wooden flooring. Radiator. uPVC bay window to the front aspect. uPVC window to the side aspect. Two wall lights. Coving to the ceiling. Ceiling light. Door leading into the Kitchen.

### Lounge

15'10" x 11'10" (4.84 x 3.62)



Carpet. Radiator. uPVC bay window to the front aspect. Multi fuel stove set on a stone hearth with wooden mantle over. Coving to the ceiling. Ceiling light. Wall light.

## Kitchen

18'3" x 8'9" (5.58 x 2.68)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixed tap. Integrated four ring induction hob, single electric oven, microwave and dishwasher. Space for an American Style Fridge Freezer. Herringbone style vinyl flooring. uPVC window to the side aspect. Ceiling spotlights. Pantry cupboard off. Concertina doors leading to the Utility Room. Opening into:-

## Living Dining Area

21'11" x 11'5" (6.69 x 3.48)



Herringbone style vinyl flooring. Three radiators. uPVC windows to the side and rear aspects. uPVC French doors leading to the garden. Wooden panelled ceiling. Two ceiling lights.

## Utility Room

9'9" x 7'1" (2.98 x 2.18)



Fitted with wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Laminate flooring. Plumbing for automatic washing machine. Space for condensing tumble dryer. Floor mounted 'Firebird' oil fire central heating boiler. uPVC door leading to the garden. Two uPVC windows to the side aspect. Partially vaulted ceiling with exposed beam, fitted with a traditional clothes maid. Concertina door leading into:-

## Shower Room

6'11" x 3'1" (2.13 x 0.94)



Fitted with a suite comprising of fully tiled shower cubicle, low-level WC and wall mounted wash hand basin. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Wall light. Two ceiling lights.

## First Floor Landing



Carpet. Radiator. uPVC window to the front aspect. Stairs leading to the second floor. Two ceiling lights. Doors leading into: –

## Bedroom One

14'1" x 11'11" (4.31 x 3.64)



Carpet. Radiator. uPVC bay window to the front aspect. Fitted with a range of built-in wardrobes. Coving to the ceiling. Ceiling light. uPVC window to the side aspect. Door leading into: –

## Ensuite Bathroom

7'1" x 6'0" (2.17 x 1.83)



Fitted with a suite comprising of panelled bath and vanity unit housing a low level WC and wash hand basin. Vinyl flooring. Part tiled walls. uPVC window to the side aspect. Wall mounted heated towel rail. Ceiling spotlights.

## Bedroom Two

13'9" x 11'10" (4.21 x 3.61)



Carpet. Radiator. uPVC bay window to the front aspect. uPVC window to the side aspect. Coving to the ceiling. Ceiling light.

### Bedroom Three

15'2" x 8'10" (4.63 x 2.70)



Carpet. Radiator. Two uPVC windows to the rear aspect. Ceiling light.

### Family Bathroom

6'11" extending to 8'9" x 8'8" (2.12 extending to 2.67 x 2.66)



Fitted with a suite comprising of 'P' shaped panels bath with shower over, low-level WC and vanity wash hand basin unit. Vinyl flooring. Part tiled walls. Wall mounted heated towel. uPVC window to the rear aspect. Storage cupboard off. Ceiling spotlights.

### Second Floor Landing

Carpet. Radiator. Ceiling light. Doors leading into: –

### Bedroom Four

12'0" x 9'9" (3.67 x 2.99)



Carpet. Radiator. Under eaves storage. Ceiling light. Velux window to the rear aspect.

### Bedroom Five

12'1" x 9'8" (3.69 x 2.96)



Carpet. Radiator. Under eaves storage. Velux window to the rear aspect. Ceiling light.

## Outside



Tan House is accessed via a private driveway, providing off-road parking for up to six vehicles and leading to a detached double garage. The garage benefits from an electric up-and-over door to the front, offering both convenience and security. Above the garage sits a highly versatile self-contained annexe studio, accessed via external steps to the side. This flexible space is ideal for multi-generational living, guest accommodation, or as a potential holiday let, providing excellent scope for a variety of uses.

## Detached Double Garage

17'9" x 17'5" (5.43 x 5.32)



Electric up and over door to the front aspect. Pedestrian door to the side aspect. uPVC window to the side aspect. Power and light.

## Annex Studio

17'8" x 17'8" (5.41 x 5.39)



A versatile studio apartment space, fitted with a kitchenette. Exposed wooden flooring. Radiator. Velux window to the side aspect. uPVC door to the rear aspect. Ceiling spotlights. Door leading into:-

## Shower Room

7'10" x 6'4" (2.41 x 1.94)



Fitted with a suite comprising of a fully tiled shower cubicle, low level WC and pedestal wash hand basin. Exposed wooden flooring. Velux window to the side aspect. Ceiling light.

## Gardens



The gardens at Tan House are a particularly appealing feature, offering a private and enclosed outdoor space that perfectly complements the home's rural setting. Predominantly laid to well-maintained lawns, the gardens provide an excellent area for families, with ample space for children to play safely. Mature boundaries help to create a sense of privacy and seclusion, while thoughtfully positioned seating areas allow for quiet relaxation throughout the day.

A raised decked terrace offers a superb vantage point over the garden and surrounding countryside, creating an ideal setting for outdoor dining, entertaining, or simply unwinding while enjoying the peaceful views. The combination of usable lawn space, elevated seating areas and attractive surroundings makes the garden both practical and highly enjoyable for everyday living.

### Agents Notes

\*\* ADJACENT PLANNING APPLICATION has now been REFUSED! And we understand that it cannot be resubmitted in the future, providing added long-term certainty regarding the immediate surroundings of the property. \*\*

Tenure: Freehold

Services: Mains electricity and water connected. Oil fired central heating. Septic tank drainage.

Council Tax: Staffordshire Moorlands Band E

No chain involved with the sale

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

## You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

## Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

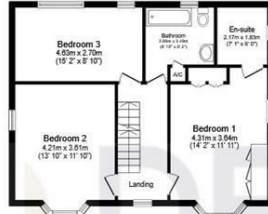
## Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

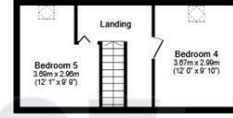
## Floor Plan



**Ground Floor**  
Floor area 93.7 sq.m. (1,009 sq.ft.)



**First Floor**  
Floor area 65.0 sq.m. (700 sq.ft.)



**Second Floor**  
Floor area 29.1 sq.m. (313 sq.ft.)



**Annex Ground Floor**  
Floor area 29.0 sq.m. (313 sq.ft.)

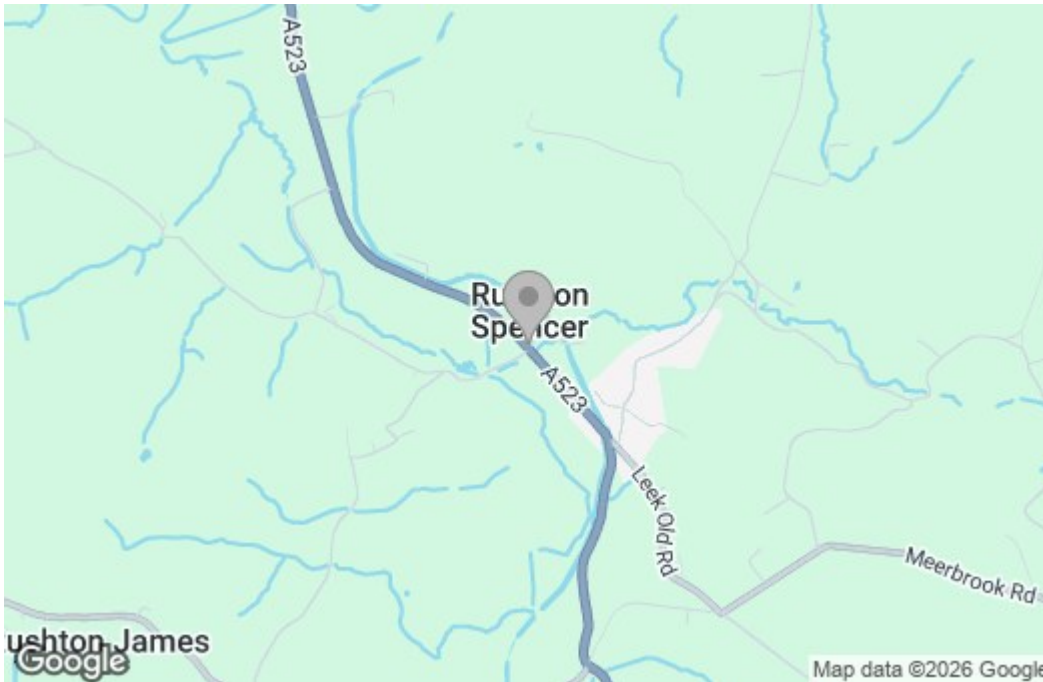


**Annex First Floor**  
Floor area 29.0 sq.m. (313 sq.ft.)

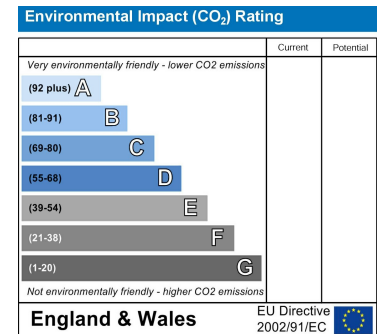
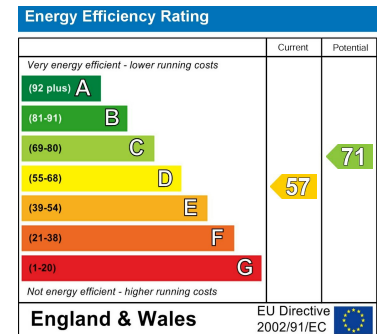
Total floor area: 245.9 sq.m. (2,646 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



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