Whittaker&Biggs Est. 1930
Rostons Group

Ishtar Lake Road, Rudyard, Staffordshire, ST13 8RN

Offers In The Region Of £488,000

- Detached property
- Studio
- Outdoor home office
- Stunning views
- Sauna and steam room
- EPC rating D

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Ishtar Lake Road, Rudyard ST13 8RN

Whittaker & Biggs would like to welcome you to Ishtar, a lifestyle home with stunning Rudyard Lake Views.

Set within approximately 0.42 acres of beautifully established gardens, this exceptional detached bungalow offers a rare opportunity to enjoy a lifestyle that many only dream about. Overlooking Rudyard Lake and surrounded by glorious countryside, the property is perfectly positioned for scenic walks, outdoor pursuits and peaceful living in one of the area's most sought-after locations.

Far from a conventional bungalow, the property boasts versatile accommodation, substantial outbuildings and a wealth of space both inside and out. Ideal for those seeking a change of pace, home working opportunities or simply a home with something special, this unique residence will appeal to a wide range of buyers.

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Council Tax Band: F

Entrance Porch
5'5" x 4'1"
Composite double glazed door to the side aspect with sidelight window, UPVC double glazed circular window to the frontage, tiled floor. - Size : - 5' 5" x 4' 1" (1.66m x 1.24m)

Hallway
11'2" x 10'6" Max measurement
UPVC double glazed door to the frontage, radiator. - Size : - 11' 2" x 10' 6" (3.40m x 3.20m) Max measurement

Sitting Room
22'1" x 15'3" Max measurement
UPVC double glazed bay window to the frontage, UPVC double glazed patio doors to the rear, multi fuel log burner, granite hearth and surround, 2 x radiators. - Size : - 22' 1" x 15' 3" (6.73m x 4.66m) Max measurement

Kitchen
15'3" x 10'1" Max measurement
UPVC double glazed window to the rear, Howdens units to the base and eye level, bespoke Apollo slab tech ice white acrylic worktops, under mount ceramic sink, nickel mixer tap, Lamona ceramic induction hob, 2 x electric fan assisted ovens, space for under counter fridge and freezer, integral Lamona dishwasher, anthracite horizontal column radiator, inset ceiling spotlights. - Size : - 15' 3" x 10' 1" (4.64m x 3.07m) Max measurement

Utility room
6'5" x 4'0"
UPVC double glazed window to the rear, UPVC double patio doors to the side aspect, space and plumbing for a washing machine.
- Size : - 6' 5" x 4' 0" (1.96m x 1.23m)

Dining Room
14'1" x 9'11"
UPVC double glazed window to the side aspect, UPVC double glazed door to the rear, radiator. - Size : - 14' 1" x 9' 11" (4.29m x 3.02m)

Bedroom One
16'2" x 11'9"
UPVC double glazed window to the frontage, fitted wardrobes, radiator. - Size : - 16' 2" x 11' 9" (4.93m x 3.58m)

En-suite
10'10" x 3'2"
UPVC double glazed window to the side aspect, shower enclosure, rainfall shower head, chrome fitments, concealed cistern low level WC, vanity wash hand basin, chrome mixer tap, white horizontal column radiator. - Size : - 10' 10" x 3' 2" (3.29m x 0.96m)

Bedroom Two
11'8" x 9'11"
UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator. - Size : - 11' 8" x 9' 11" (3.56m x 3.03m)

Bathroom
7'5" x 8'1"
UPVC double glazed window to the rear, corner spa bath, chrome mixer tap, low level WC, vanity wash hand basin, chrome mixer tap, inset ceiling spotlights, extractor fan, radiator. - Size : - 7' 5" x 8' 1" (2.26m x 2.46m)

Loft
Part boarded, pull-down-ladder, light, housing the Worcester combi boiler. - Size : -

Garage
18'11" x 16'3"
Electric garage door, power and light, units to the base and eye level. - Size : - 18' 11" x 16' 3" (5.76m x 4.96m)

Utility / Store
3'3" x 18'11"
UPVC door to the frontage, space for a tumble dryer, storage behind. - Size : - 3' 3" x 18' 11" (1.00m x 5.76m)

Studio

12'8" x 12'2"

Timber construction, UPVC double glazed patio doors to the frontage, UPVC double glazed window to the frontage, power and light, views beyond. - Size : - 12' 8" x 12' 2" (3.86m x 3.72m)

Externally

To the frontage, tarmacadam driveway, paved viewing patio, area laid to gravel, mature trees and shrubs, gated access to the rear from both sides.

To the rear, paved patio, fishpond, laid to lawn, half moon patio, brick BBQ, decked area, mature trees and shrubs, fence and hedge boundary, motion detection security lighting and cameras, electric gates.

Total 0.42 acres. - Size : -

Outbuildings

Scandinavian wood sauna and steam room, pine home office, timber studio, timber shed, all with light and power. Greenhouse with power (currently used a gym). - Size : -

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street, Leek, offices proceed out of the town on the A523, Macclesfield Road. After leaving the town take the first turning left signposted Rudyard. Follow this road to its extremity and at the mini roundabout turn right and immediately right again into Lake Road. Follow this road for a short distance, where the property

Photo Editing Disclaimer:

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Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

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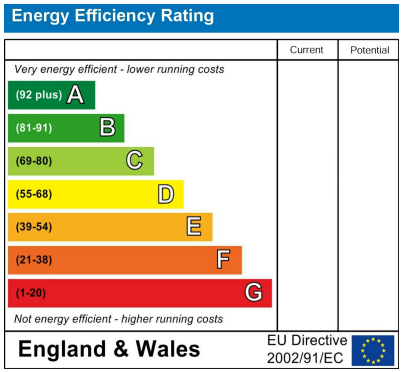

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