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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

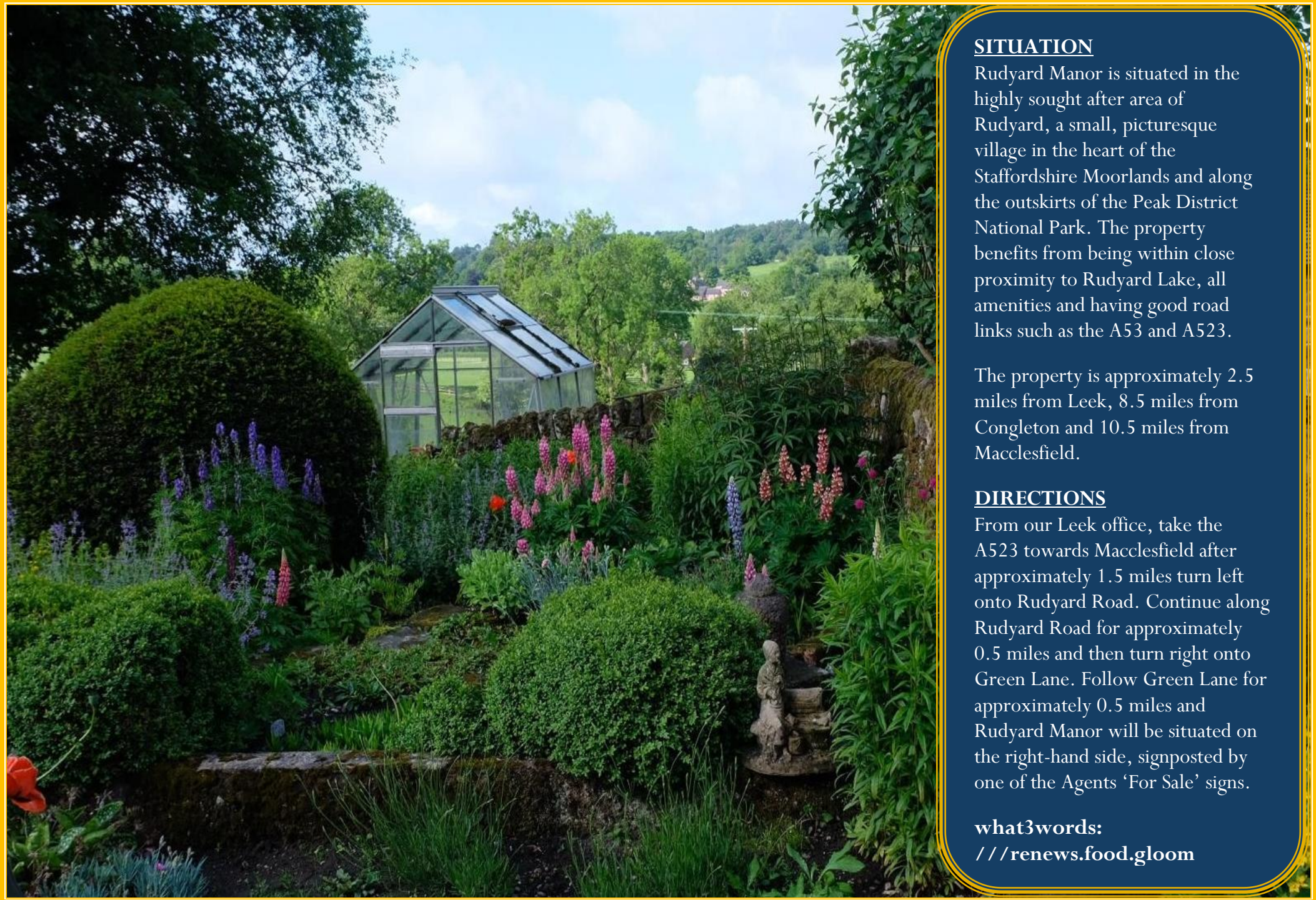
O.I.R.O £600,000



Rudyard Manor offers an exciting opportunity to purchase a truly unique and attractive 18th Century Georgian Manor House in the heart of the Staffordshire Moorlands countryside. The property enjoys scenic views over rolling countryside towards Rudyard.

Rudyard Manor boasts an excellent sized plot extending to almost 5 acres altogether, including extensive private gardens and a 3-acre meadow, ideal for equestrians or small holders.

The property would be of interested to those looking for a family home with a touch of character, 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 right 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

RUDYARD MANOR

Rudyard Manor comprises a stone and cement tile 4 bedroom 18th Century Georgian Manor house, benefiting from extensive gardens, with a small meadow extending to approximately 3.2 acres accessible from Green Lane. The property boasts authentic character and offers a truly unique spacious living accommodation in a highly desirable semi-rural location.

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, 18th 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 tiled 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

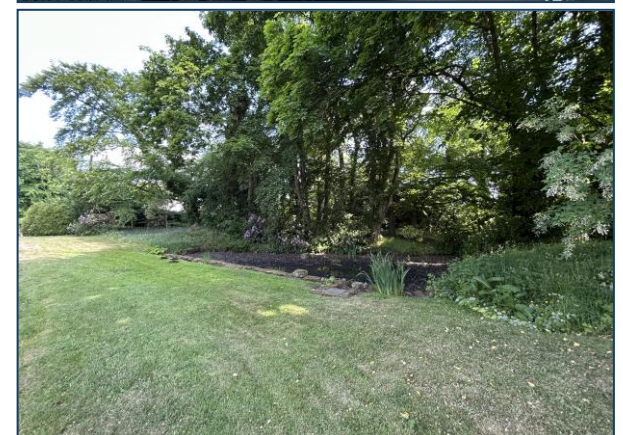
With wooden floor and window to one elevation.

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.





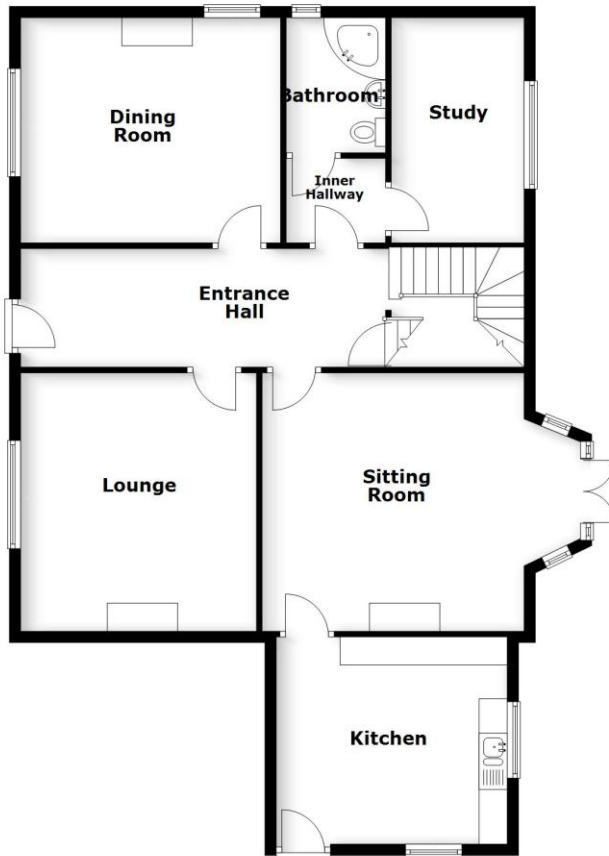


FLOOR PLAN

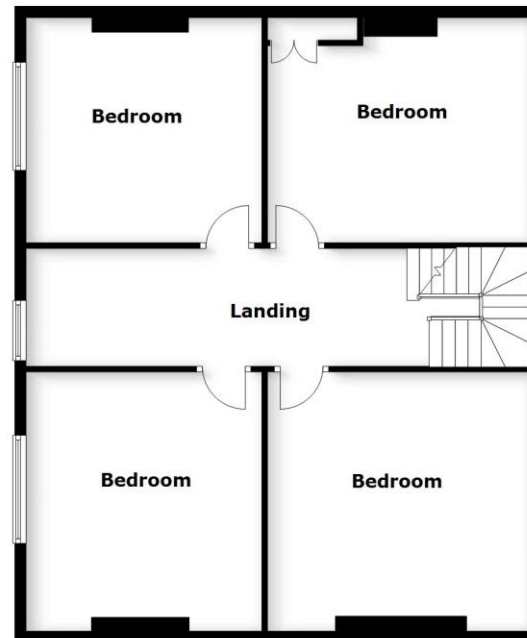
Basement



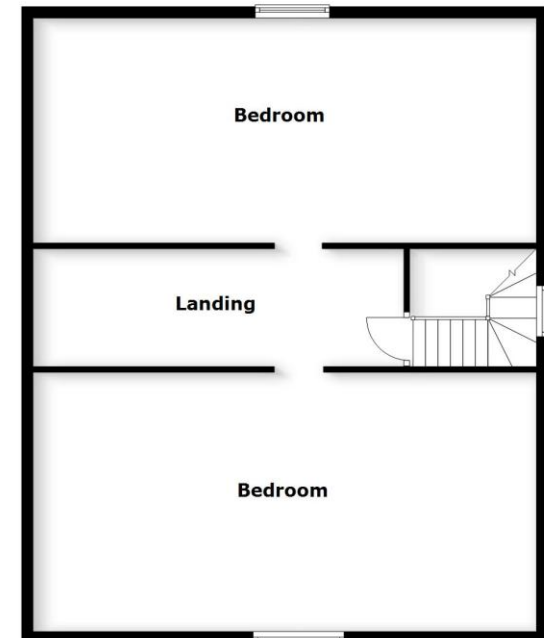
Ground Floor



First Floor



Second Floor



Plan produced by 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

Rudyard Manor Rudyard LEEK ST13 8PN		Energy rating <div style="font-size: 48pt; font-weight: bold; color: white; background-color: blue; padding: 10px; display: inline-block;">G</div>		Score	Energy rating	Current	Potential
		92+	A				
Valid until 9 June 2035		Certificate number 2321-8841-3181-7771-5181		81-91	B		
				69-80	C		78 C
Property type Detached house				55-68	D		
				39-54	E		
Total floor area 310 square metres				21-38	F		
				1-20	G	18 G	

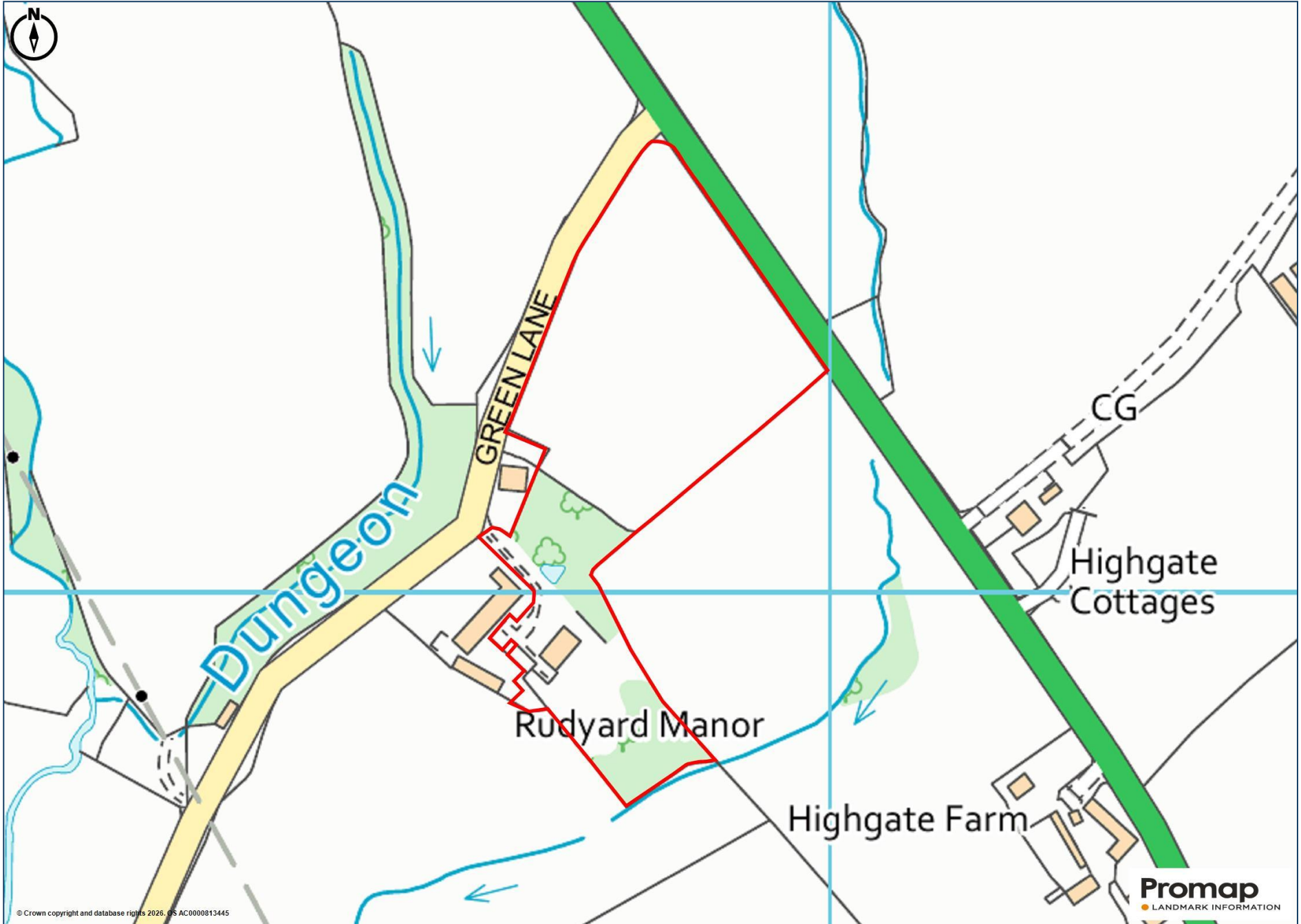


LAND

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 the Northeast of the property and is relatively level in nature, considered to be in reasonably good heart. The land benefits from good road frontage from Green Lane and the Macclesfield Road. The land can be accessed from Green Lane.



PLAN



FURTHER INFORMATION

Please note that to the front of the property is a stone barn which used to form part of Rudyard Manor, this was sold separately from the property a few years ago. The barn is now undergoing the final stages of renovation for residential use. Further to this, there is a small dwelling to the left of Rudyard Manor which again has been sold separately and occupied.

SERVICES

We understand that Rudyard Manor is connected to mains water and electricity services with drainage being by private means. The property has recently been connected to Fiber Optic Broadband.

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.

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 out office on 01538 373308 or email 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.

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

1. All statements do not constitute any part of, an offer of a contract;
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;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.



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