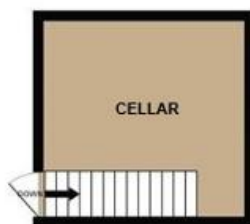


GROUND FLOOR



FIRST FLOOR



Energy performance certificate (EPC)

The Old Post Office Lake Road Rudyard LEEK ST13 8RN	Energy rating D	Valid until 7 January 2035
		Certificate number 0085-3045-0209-1375-4204

Property type	Semi-detached house
Total floor area	137 square metres

Rules on letting this property

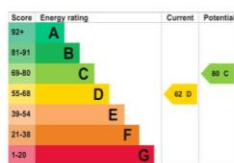
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

The Old Post Office,
Lake Road, Rudyard,
Leek, Staffordshire ST13 8RN

Asking Price: £425,000

- IMPRESSIVE FOUR BEDROOM STONE PROPERTY
- BLEND OF PERIOD CHARM & ECO-CONSCIOUS LIVING
- DECEPTIVELY SPACIOUS ACCOMODATION PROVIDING A FLEXIBLE LAYOUT
- THREE RECEPTION ROOMS, TRADITIONAL KITCHEN & PRACTICAL CELLAR
- SOLAR ELECTRICITY, HEATING & HOT WATER BACKED UP BY ALL MAINS SERVICES
- DETACHED GARAGE & DRIVEWAY PROVIDING AMPLE PARKING
- PRIVATE, ENCLOSED & ESTABLISHED GARDENS WITH A RANGE OF USEFUL OUTBUILDINGS
- UNRIVALLED PROXIMITY TO RUDYARD LAKE
- NO ONWARD CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

Eco-Chic Lakeside Living with Versatile Space.

Discover a Deceptively Spacious Four-Bedroom Stone Home – A Harmonious Blend of Period Charm, Eco-Conscious Living, and Unrivalled Proximity to Rudyard Lake (less than 10 minutes walk). Offered with No Onward Chain!

Nestled moments from the tranquil beauty of Rudyard Lake, this impressive semi-detached stone property offers an exceptional lifestyle opportunity. Step inside to explore a remarkably versatile layout, thoughtfully designed to cater to family needs and boasting an array of sustainable features that significantly contribute to low running costs and a greener footprint.

Inside Your Versatile Home:

The ground floor unfolds with a welcoming porch and hallway, leading to a traditional kitchen, a comfortable sitting room, and a dedicated dining room – perfect for family gatherings. A convenient side porch leads to a multi-functional reception/utility room, which provides access to a laundry area and, uniquely, a separate staircase to the fourth bedroom, offering ideal flexibility for a home office, guest suite, or independent teen space. A practical dry cellar provides additional storage.

The home's warmth is primarily generated by a charming Rayburn range cooker, which also provides hot water and cooking capabilities, complemented by a reliable Vaillant gas-fired combi boiler for backup heating.

Sustainable Serenity & Outdoor Appeal:

This property truly shines with its commitment to environmentally friendly living. Featuring solar panels for electricity, a solar thermal panel for hot water, rainwater harvesting tanks with a pressure-sensitive pump, and underfloor insulation, this home is designed for efficiency and sustainability.

Externally, a practical concrete driveway and detached garage provide ample parking for 3 cars and storage. There are a range of useful outbuildings: workshop, log store, garage, potting shed and mini greenhouse. To the rear, are privately enclosed established tiered garden, offered with lawns, decked terrace seating areas all bound with secure fence boundary, offering a peaceful outdoor retreat.

Experience the Lifestyle:

A viewing is highly recommended to truly appreciate the incredible location, the expansive and adaptable living space, and the cutting-edge environmentally friendly systems that make this home a rare find. Embrace a lifestyle where natural beauty meets modern sustainability.

The accommodation briefly comprises:

(all dimensions are approximate)

FRONT PORCH 8' 9" x 3' 11" (2.66m x 1.19m) : Construction part wood glazed with masonry below window level. Polycarbonate roof. Wood glazed door to the front.

RECEPTION HALL : Double panel central heating radiator. Stairs to first floor.

DINING ROOM 13' 5" x 11' 4" (4.09m x 3.45m) : PVCu double glazed window to side aspect. Period style radiator. Wooden floor. PVCu double glazed French doors opening to the main garden.

INNER HALL : Stairs down to cellar.

CELLAR 11' 10" x 11' 6" (3.60m x 3.50m) : Power and light.

SITTING ROOM 12' 0" x 11' 9" (3.65m x 3.58m) : Log burner with stone surround and slate hearth. Double panel radiator. Wooden floor. Wood double glazed French doors to front aspect.

BREAKFAST KITCHEN 16' 8" x 9' 8" (5.08m x 2.94m) : PVCu double glazed window to the rear. Wooden framed double glazed window to the side aspect. Base units. Ceramic Belfast sink. Chrome mixer tap. Rainwater tap. Wooden worktops. Space for an under counter fridge. Built in four ring electric hob. Wood-fired Rayburn range cooker (providing heating and hot water). Wall mounted Vaillant gas-fired combi boiler. Electric radiator. Space for a dining table and chairs.

HALL 9' 8" x 6' 11" (2.94m x 2.11m) : Wooden door to the porch. Timber glazed window to the side. Double panel radiator. Tiled floor. W.C. off.

W.C. 4' 10" x 3' 9" (1.47m x 1.14m) : PVCu double glazed window to the side. Low level W.C. Wall mounted wash hand basin. Chrome tap. W.C. and hand basin are both supplied by rainwater.

SIDE PORCH 6' 4" x 3' 3" (1.93m x 0.99m) : Timber door to the side entrance, timber glazed window to the side.

RECEPTION/UTILITY ROOM 12' 7" x 11' 3" (3.83m x 3.43m) : Two PVCu double glazed windows to the side. PVCu double glazed window to the opposite side. Timber glazed door to the rear. Double panel radiator. Wooden flooring. Stainless steel sink and drainer unit. Chrome mixer tap. Stairs to bedroom four.

LAUNDRY 6' 0" x 4' 1" (1.83m x 1.24m) : Polycarbonate roof. Space and plumbing for a washing machine. Door to outside rear.

First Floor :

BEDROOM FOUR 12' 11" x 9' 8" (3.93m x 2.94m) : PVCu double glazed window to the side. PVCu double glazed window to the rear. Shower enclosure. Electric Triton shower. Wall-mounted wash hand basin. Chrome tap. Both shower and basin are rainwater fed. Double panel central heating radiator. Wooden floor.

Main staircase to first floor bedrooms 1, 2, 3 and bathroom :

LANDING : Loft hatch.

BEDROOM ONE 13' 1" x 10' 2" (3.98m x 3.10m) : PVCu double glazed window to the front. Over stairs storage cupboard. Built in wardrobes. Single panel central heating radiator. Wooden floor.

BEDROOM TWO 13' 7" x 10' 4" (4.14m x 3.15m) : PVCu double glazed window to the front. PVCu double glazed window to the side. Single panel central heating radiator. Wooden floor. Loft hatch.

BEDROOM THREE 10' 7" x 8' 4" (3.22m x 2.54m) : PVCu double glazed window to the rear. Single panel central heating radiator. Wooden floor.

BATHROOM 9' 5" x 8' 8" (2.87m x 2.64m) Max measurement : PVCu double glazed window to the side Panel bath. Chrome telephone style mixer tap with shower attachment. Corner low level W.C.. Wash hand basin. Double panel radiator. Airing cupboard housing hot water tank.

Outside : To the side, well stocked borders, rainwater tank with pressure sensitive pump, wall boundary with gated access, concrete driveway with parking for three cars, garage. To the front, tiered garden with decked and paved terrace areas, lawns, gravel path, well stocked borders, mature trees and shrubs, fence boundary, timber shed, greenhouse. To the rear, brick shed, 2 x log stores, wall boundary, gated access, rainwater 2 x rainwater tanks. 10 x solar panels, solar thermal panel, fuel-saving and smoke-reducing chimney cowl.

DETACHED GARAGE 15' 5" x 8' 0" (4.70m x 2.44m) internal measurements : Metal up and over door.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested). In addition are rainwater harvested water, solar electricity and solar thermal hot water and heating.

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

TAX BAND: E

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SATNAV ST13 8RN

