



Anthony Cottage, Rushton Spencer, Macclesfield, SK11 0SE.
£899,995

Est. 1930
**Whittaker
& Biggs**

Anthony Cottage, Rushton Spencer, SK11 0SE.

We are delighted to present to the market this immaculately presented stone-built four-bedroom period family home, having wonderful views of the attractive landscaped wrap around gardens plus additional paddock land.

This detached home is situated in the semi-rural village of Rushton Spencer with approximately 1.83 acres of gardens and paddock land whilst benefiting from a separate detached garage, single garage, greenhouse and garden stores.

Internally the property comprises of an entrance hallway and side porch, spacious inner hall, downstairs cloakroom, drawing room, dining room with a multi fuel burner perfect for those cooler nights, an impressive size open plan kitchen, incorporating bespoke wood units and AGA, with a defined dining and living area. To the first floor there are four bedrooms, a family bathroom and a separate family shower room.

Externally the property is tucked away from the roadside ensuring complete privacy to the home. There is a gravelled driveway which continues around the home allowing easy access to the property, having ample parking for several cars and is ideal for a caravan/motorhome.

In addition to the land there are formal gardens, which are delightful, with generous wrap around lawned gardens and having an array of mature trees and fruit trees with adjoining feature floral borders. The paved patio provides a perfect entertaining and alfresco dining area, having access from both the living area and dining room.



The property is situated close to the Peak District which is renowned for its wonderful rural walks and outstanding beauty. Rushton Spencer benefits from its very own village primary school, having received 'outstanding' for its latest Ofsted report.

Surrounded by beautiful countryside whilst being a short drive away from Macclesfield, Congleton and Leek, where Macclesfield and Congleton benefit from fantastic rail links to Manchester and London Euston. Motorway networks are easily accessible with M6 (Junction 17 Sandbach /18 Holmes Chapel) whilst Manchester airport is 20 ¼ miles away.

Rarely does a property of this calibre present itself to the market within this price range, a viewing comes highly recommended to fully appreciate what this beautiful home has to offer.

Entrance

Having a solid wood front entrance door.

Entrance Porch

Having a UPVC double glazed window to the side aspect. Radiator. Access to a loft. Having access to the downstairs cloakroom and inner hallway.

Cloakroom 2' 8" x 5' 3" (0.81m x 1.59m)

Having a UPVC double glazed obscure window to the side aspect. Featuring a white modern two-piece suite with pedestal hand wash basin with taps over, WC. Inset spotlighting.

Inner Hallway

Having access to the ground floor and first floor landing. Double radiator.

Lounge 12' 5" x 22' 6" (3.78m x 6.87m)

Having a UPVC double glazed windows to the front and side aspect. Featuring a marble hearth and surround

with wooden mantle over comprising of a coal effect electric fire. Coving to ceiling. Wall light points. Two radiators.

Dining Room 13' 1" x 12' 5" (3.99m x 3.78m)

Having a UPVC double glazed windows to the front and rear aspect, a UPVC double glazed door with access to the patio area. Featuring a marble surround with a solid wood mantle over incorporating a multifuel burner. Feature wood beam to the ceiling. Two double radiators.

Kitchen/Living Area 17' 1" x 12' 5" (5.21m x 3.78m)

Having a range of bespoke solid wood wall cupboard and base units with work surfaces over incorporating a ceramic Belfast sink and drainer with chrome mixer taps over, tiled splashbacks. Having a ceramic radiant hob, Bosch oven and microwave, integrated fridge and freezer, space and plumbing for washing machine and dishwasher. Electric off peak heated aga. Tiled floor. Double radiator. Having a defined dining area and living area. Inset spotlighting. Coving to ceiling. Access to the loft.

Side Porch

Having a side entrance UPVC barn door with access to the kitchen. UPVC window to the side aspect.

First floor landing

Having a UPVC double glazed window to the side aspect. Double radiator, inset spotlighting access to the bedrooms and bathrooms.

Bedroom one 14' 8" x 12' 2" (4.47m x 3.71m)

Having UPVC double glazed windows to the front and side aspect, with glorious views of the gardens. Inset spotlighting and additional wall lights. Double radiator. Access to a loft.



Bedroom Two 13' 0" x 10' 6" (3.96m x 3.21m)

Having UPVC double glazed window to the front and side aspects with dual aspect views of the gardens. Fitted wood effect bespoke sliding wardrobes. Double radiator access to the loft.

Bedroom Three 13' 5" x 10' 0" (4.08m x 3.05m)

Having UPVC double glazed windows to the front, side and rear aspect, having dual aspect view allowing the natural light to flow through. Fitted wood effect bespoke fitted wardrobe. Double radiator. Inset spotlights.

Bedroom Four 9' 1" x 7' 0" (2.77m x 2.14m)

Having a UPVC double glazed window to the side aspect. Double radiator.

Family Bathroom 7' 11" x 7' 1" (2.42m x 2.16m)

Having a UPVC double glazed window to the front aspect. Comprising of a three-piece white suite, featuring a pedestal hand wash basin with chrome taps over, WC, panelled bath with separate shower attachment over. Heated towel rail. Fully tiled walls and floor. Radiator. Inset spotlighting. Access to a loft.

Shower Room 8' 8" x 3' 10" (2.65m x 1.16m)

Having a hardwood obscured window to the front aspect. Comprising of a three-piece white suite, featuring a vanity unit with countertop basin, chrome mixer tap over, double width separate shower cubicle, low-level WC with push flush. Chrome heated towel rail. Inset spotlighting. Access to a loft.

Detached Double Garage 20' 11" x 19' 7" (6.37m x 5.98m)**Single Garage** 12' 6" x 9' 1" (3.80m x 2.78m)**Externally**

Having impressive wrap around landscaped gardens, with the front garden mainly laid to lawn with an array of mature trees, bushes and pretty floral borders. Featuring a spacious stone terraced area accessed from the family room and dining room which is perfect for alfresco dining during those summer months. At the side of the home there is a leveled lawn with an assortment of mature trees and herbaceous borders, leading to a gated paddock. To the side of the garden there is a access to the wonderful woodland walks

which are right on your doorstep. The property has its own private gated accessed with a gravelled driveway which continues around the home providing ample parking and turning area which leads to the detached garages. The entirety of the plot is approximately 1.82 acres.

Note:

The property is on a septic tank and is oil fired central heating.

Council Tax Band: F

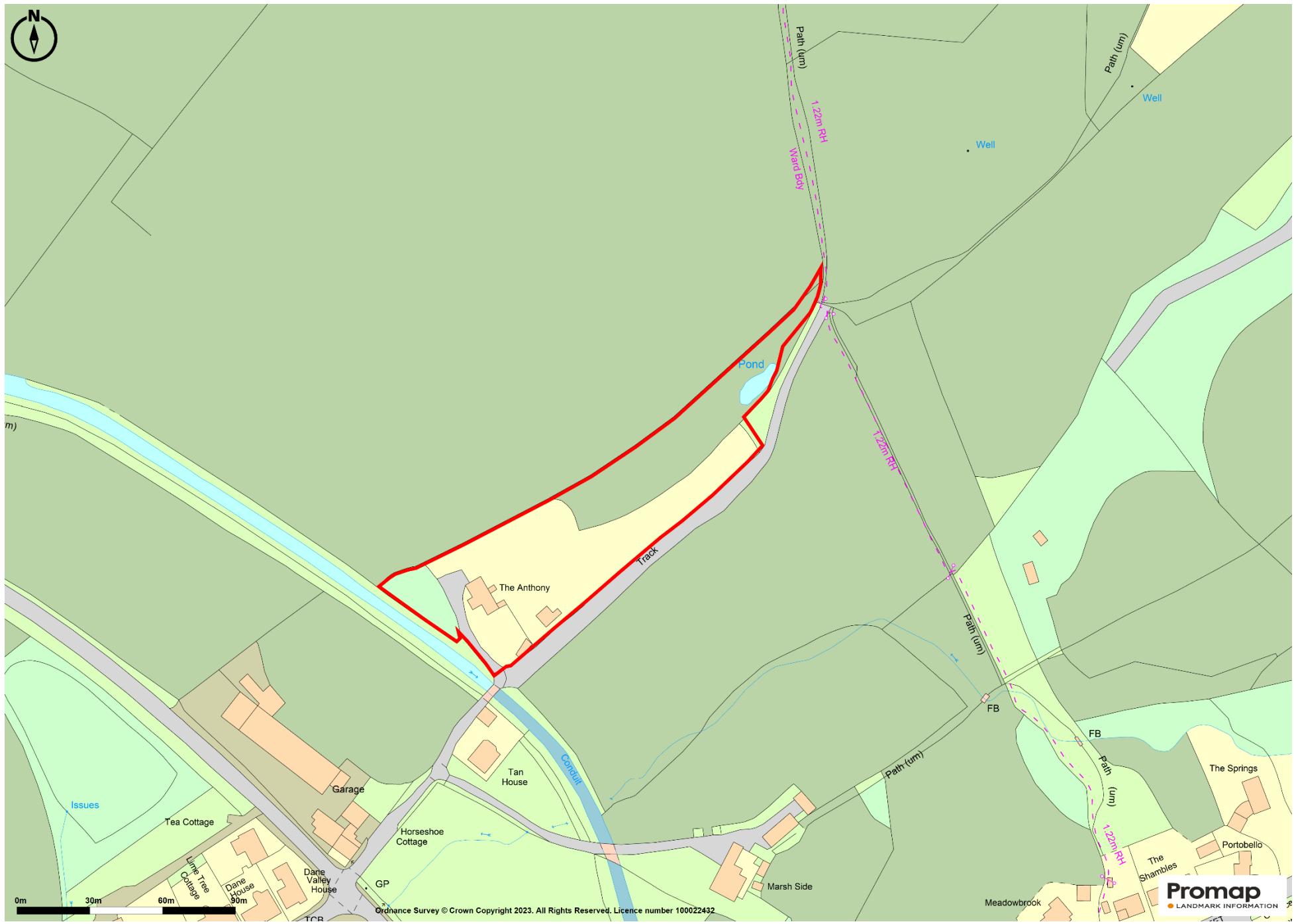
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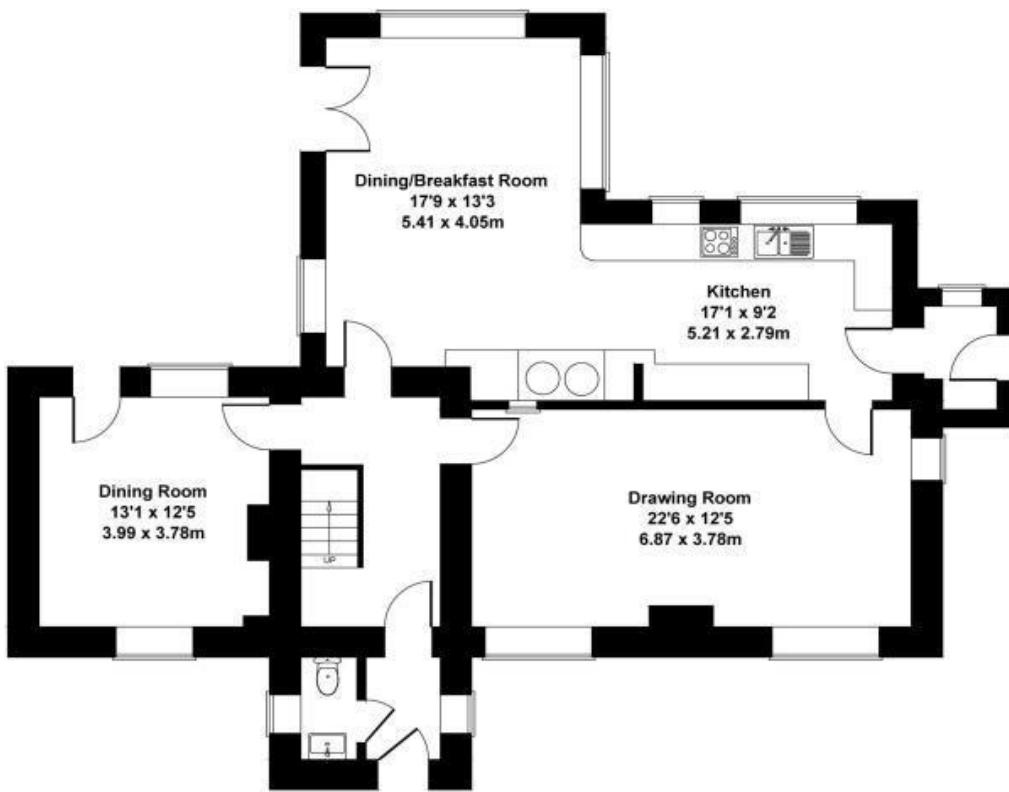
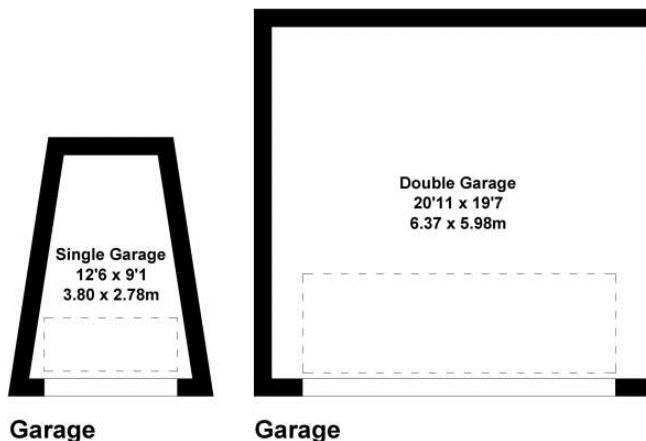
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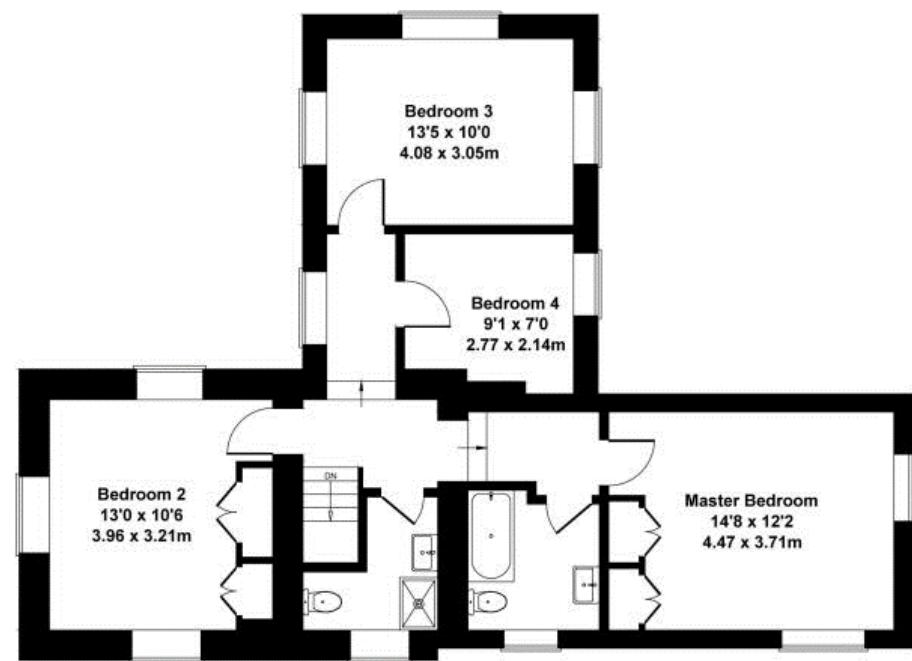








GROUND FLOOR



FIRST FLOOR



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