



Swiss Cottage, Rudyard, ST13 8RL.  
£400,000



# Swiss Cottage, Rudyard, Nr. Leek, ST13 8RL.

This delightful four bedroom detached family home is steeped in history and dates back to the late 1800's. Sitting on a substantial elevated plot commanding spectacular views over towards the picturesque Rudyard Lake, The Roaches, Cheshire and Staffordshire countryside. This home has been extended in the past, creating a breakfast kitchen, lounge, shower room and utility room.

Immaculately presented throughout by it's current owners and fitted with quality fixtures and fittings. Swiss Cottage, offers spacious living and bedroom accommodation, briefly comprising lounge with Jotul multi fuel stove and two feature bay windows to the front aspect, shower room, utility with plumbing for washing machine, breakfast kitchen housing an excellent range of Elm hand made units with feature hand made tiled splashbacks, a useful central island providing further base cupboards.

The family bathroom is fitted with a traditional suite with window having oak shaped shutters. Dining room incorporates a Victorian open fireplace set in hand painted marble with bay windows to the side gardens, the sitting room has full height windows taking in those superb views. Two bedrooms are situated to this ground floor. Staircase from the dining room to the first floor offers two further bedrooms, with ensuite shower room to the master.

A sweeping tarmac driveway allows ample off road parking and leads to the double garage, log store and steps to the rear patio area. Formal tiered gardens to the side elevation providing far reaching views.

An internal viewing is a MUST to be fully appreciated.

## Situation

This family home is situated in the sought after rural village of Rudyard, sitting in an elevated position offering far reaching views over the lake and countryside. Rudyard Lake visitor attraction is a short walk away which also provides various country walks across the former railway line.

Rudyard village is situated on the Staffordshire/Cheshire border giving good commuting access. Good schools can be found in the village, Horton St. Michael First School, which has been rated 'Outstanding' by Ofsted and transport to Kings Private School situated in Macclesfield.





**Breakfast Kitchen 23' 1" x 13' 5" (7.03m x 4.08m)**

Hand made Elm units comprising base cupboards and drawers with roll top worksurfaces over having inset one and half bowl ceramic sink unit with mixer tap, hand made tiled splashbacks, range of matching wall cupboards incorporating plate rack, stoves range cooker with extractor fan in carved canopy. Central island incorporating base cupboards with wine rack. UPVC double glazed window to the front aspect, external door to the front aspect, exposed beams, double radiator, tiled floor.

**Lounge 21' 10" x 17' 2" (6.66m x 5.24m)**

Two UPVC double glazed bay windows to the front aspect, Jotul multi fuel stove, UPVC double glazed window to the side and rear aspect, external door to the side aspect, loft access, two double radiators, exposed ceiling beams.

**Shower Room off**

Housing fully enclosed shower cubicle incorporating Triton shower fitment combined wash hand basin and lower level WC. Fully tiled walls, granite tiled floor.

**Cloakroom/Utility**

Having plumbing for automatic washing machine, space for tumble dryer, fitted coathooks.

**Inner Hall**

Accessed from the Breakfast Kitchen housing built in airing cupboard. Single radiator, loft access, tiled floor.

**Bathroom 9' 1" x 6' 2" (2.78m x 1.89m)**

Suite comprising panelled bath with telephone style mixer tap, pedestal wash hand basin, lower level WC, bidet, part tiled walls, feature brick archway incorporating heated towel rail, UPVC double glazed window to the rear aspect with feature oak shutters, tiled floor.

**Dining Room 21' 10" x 15' 3" (6.65m x 4.64m) (Maximum Measurement)**

Feature bay window to the side aspect overlooking gardens, fireplace incorporating Victorian cast iron open fire with hand painted marble surround set on tiled hearth incorporating brass fender, UPVC double glazed window to the rear aspect, two double radiators, staircase off, understairs store.

**Sitting Room 15' 1" x 10' 1" (4.61m x 3.07m)**

Full height bay window to the front aspect, fireplace incorporating cast iron gas fire in pine carved surround set on stone hearth with brass fender. Built in shell cupboard incorporating shelving, double radiator.

**Bedroom 10' 1" x 9' 6" (3.07m x 2.89m)**

UPVC double glazed window to the front aspect, double radiator.

**Bedroom 10' 2" x 7' 10" (3.11m x 2.38m)**

Feature bay window to the side aspect overlooking gardens, window to the front aspect, double radiator.

**First Floor Galleried Landing  
Landing Area**

UPVC double glazed window to the side aspect, single radiator.

**Bedroom 17' 10" x 10' 0" (5.44m x 3.05m) (Maximum Measurement)**

UPVC double glazed window to the side aspect, original beams, under eaves storage, double glazed Velux window to the rear aspect, single radiator.

**Master Suite****Master Bedroom 17' 9" x 10' 2" (5.41m x 3.09m)**

UPVC double glazed windows to the side and front aspects, under eaves storage, original beams, two single radiators, loft access. Built in wardrobes with chest of three drawers.





**Ensuite** 12' 0" x 9' 7" (3.65m x 2.91m)

Shower cubicle incorporating Triton shower fitment combined wash hand basin in vanity and lower level WC, double glazed Velux window to the rear aspect, double radiator, exposed ceiling beams, waterproof laminate flooring.

**Outside**

Steps to the front patio area enjoying the fantastic views over the surrounding countryside, courtyard area to the side aspect leading to the Porch with BBQ area at the rear and further flagged patio.

The property is approached via a sweeping tarmacadam driveway providing ample off road parking which leads to the Double Garage.

**Double Garage** 21' 3" x 15' 5" (6.48m x 4.69m)

Having concrete floor, light and power connected.

**Gardens**

Log store to the side of the Garage with steps leading to the rear gardens. Formal gardens to the side elevation laid to lawns with mature borders and aluminium framed greenhouse.

Note:

Council Tax Band: D

EPC Rating: TBA

Tenure: believed to be Freehold



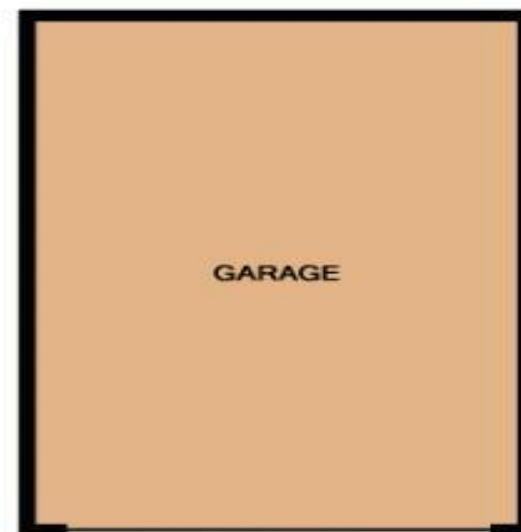












GARAGE



GROUND FLOOR





## Directions

From our Derby Street, Leek offices proceed along Ball Haye Street and at the traffic lights turn left into Stockwell Street. Follow this road out of the town and take the first turning left signposted Rudyard. Continue along this road to its extremity and upon reaching the mini roundabout turn right sign posted for Biddulph Moor. Continue along for a short distance taking the first driveway on the left hand side which leads to Swiss Cottage.

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