



Primrose Hill, Heaton, Rushton Spencer, SK11 0RD.  
OIRO £850,000

Whittaker  
& Biggs Est. 1930



# Primrose Hill, Heaton,

Rushton Spencer, SK11 0RD.

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this four bedroom farmhouse with detached ancillary building, manège arena, stables and outbuildings, all nestled within approximately 4.8 acres of land with stunning views.

The main property is comprised of a porch, utility room, breakfast kitchen, dining room, sitting room and study to the ground floor, whilst to the first floor are four bedrooms, en-suite shower room and family bathroom.

Recently renovated, the ancillary accommodation has an open plan living-dining-kitchen area, bathroom and bedroom with under floor heating throughout. A useful tack room is attached with its own access.

There are five fenced and gated paddocks, rubber chipping manège arena and outbuildings that include stables, store, hay store, timber workshop and chicken coops.

## Note:

Ancillary condition - The development shall only be used for the purposes of providing self-contained accommodation that is used only by the existing household and their guests, as being ancillary to, and part of the one existing dwelling house and its planning unit. The development shall at no time be let, sold or separately disposed of as an independent standalone dwelling.

## Utilities

### Main House

Heating - Rayburn oil fired range heating

Electric - Mains

Water – Mains via Severn Trent treated reservoir

Drainage – septic tank serving both buildings

### Ancillary

Hob - LPG bottled gas

Electric - Mains

Heating – Underfloor electric heating

Water – Mains via Severn Trent treated reservoir

Drainage – Septic tank serving both buildings





## Main House

### Ground Floor

#### Porch 6' 10" x 6' 2" (2.09m x 1.89m)

Wood glazed stable door to the frontage, UPVC double glazed window to the side aspect, built in storage, tiled floor.

#### WC 3' 7" x 2' 7" (1.10m x .80m)

Low level WC, radiator.

#### Utility Room 9' 6" x 9' 1" (2.89m x 2.77m) Max measurement

UPVC double glazed window to the frontage, units to the base and eye level, stainless steel double sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a free-standing fridge freezer, loft hatch.

#### Kitchen/Breakfast Room 22' 5" x 12' 8" (6.82m x 3.87m)

UPVC double glazed French doors to the frontage, UPVC double glazed window to the frontage, units to the base and eye level, marble style worktops, composite under mount sink, chrome mixer tap, Rayburn range cooker, integral Baumatic oven and grill, integral Bosch dishwasher, space for a freestanding fridge freezer, space for table and chairs, ceiling beams.

#### Dining Room 12' 8" x 12' 4" (3.87m x 3.77m)

UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, stairs to the first floor, stone floor, radiator, ceiling beams.

#### Sitting Room 22' 6" x 12' 5" (6.85m x 3.78m)

UPVC double glazed French doors to the rear, 2 x UPVC double glazed windows to the rear, log burner, tiled hearth, ceiling beams, radiator, stone floor.

#### Study 13' 1" x 6' 10" (3.98m x 2.08m)

UPVC double glazed window to the rear, UPVC double glazed window to the frontage, radiator, tiled floor.

### First Floor

#### Landing

2 x Velux skylights, radiator.

#### Bedroom One 13' 8" x 12' 8" (4.17m x 3.87m)

UPVC double glazed window to the rear, built in wardrobes and cupboards, radiator, ceiling beams.

#### Bathroom 8' 8" x 9' 3" (2.64m x 2.83m)

UPVC double glazed window to the rear, shower enclosure, chrome fittings, freestanding slipper bath with chrome telephone style mixer tap and shower attachment, vanity circular stone wash hand basin, chrome mixer tap, low level WC, radiator, inset ceiling spotlights, part tiled, airing cupboard housing a water tank, radiator, loft hatch.

#### Bedroom Two 12' 10" x 9' 3" (3.90m x 2.81m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, over stairs storage cupboards, radiator, ceiling beams.

#### Bedroom Three 13' 4" x 8' 3" (4.07m x 2.51m)

2 x Velux skylights, UPVC double glazed window to the frontage, ceiling beams, radiator, built in storage cupboard, exposed brick wall, radiator, ceiling beams, en-suite off.

#### En-suite 5' 5" x 4' 7" (1.64m x 1.40m)

UPVC double glazed window to the frontage, shower enclosure, chrome fittings, vanity wash hand basin, chrome taps, concealed cistern WC, chrome ladder radiator.

#### Bedroom Four 13' 3" x 8' 11" (4.03m x 2.72m)

UPVC double glazed window to the frontage, fitted wardrobes, radiator, ceiling beams.

### Ancillary Building

#### Hall

Wood double glazed door to the frontage, under floor heating, stone flooring.

#### Open Plan Living / Dining /Kitchen 19' 9" x 20' 8" (6.02m x 6.31m)

Max measurement

2 x UPVC double glazed patio doors to the frontage, UPVC double glazed window to the rear, under floor heating, stone flooring, inset ceiling spotlights, kitchen units to the base and eye level, wood worktop, ceramic butler sink, brushed brass mixer tap, integral Hisense gas hob, integral Indesit electric fan assisted oven, Hisense fridge freezer, integral Hoover slimline dishwasher, extractor fan, concealed Ideal combi boiler, loft hatch.

#### Bedroom 14' 10" x 10' 3" (4.52m x 3.12m) Max measurement

Velux skylight, UPVC double glazed window to the frontage, UPVC double glazed window to the rear, wall lights, under floor heating, stone flooring, pocket door.





### Bathroom

UPVC double glazed window to the rear, shower enclosure, chrome fitments, freestanding slipper bath, chrome telephone style mixer tap with shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights, extractor fan, under floor heating, stone flooring, pocket door.

### Tack room 11' 11" x 10' 4" (3.63m x 3.14m)

UPVC double glazed window to the frontage, Velux skylight, wood door, power and light.

### Outbuildings

Stables - 6 units, corrugated sheeting, concrete base, lighting. Store - corrugated sheeting, concrete base, lighting. Hay store - timber construction with Angeline roof, concrete base, gated access. Timber workshop - base units, stainless steel sink, light, power and water. Chicken coops - timber and wire construction, plastic roofing.

### Externally

5 x paddocks - fenced and gated. Manège arena - rubber chippings, fenced, gated, lighting. Main house to the rear, paved garden, timber shed, various outbuildings, mature shrubs.

Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: believed to be Freehold



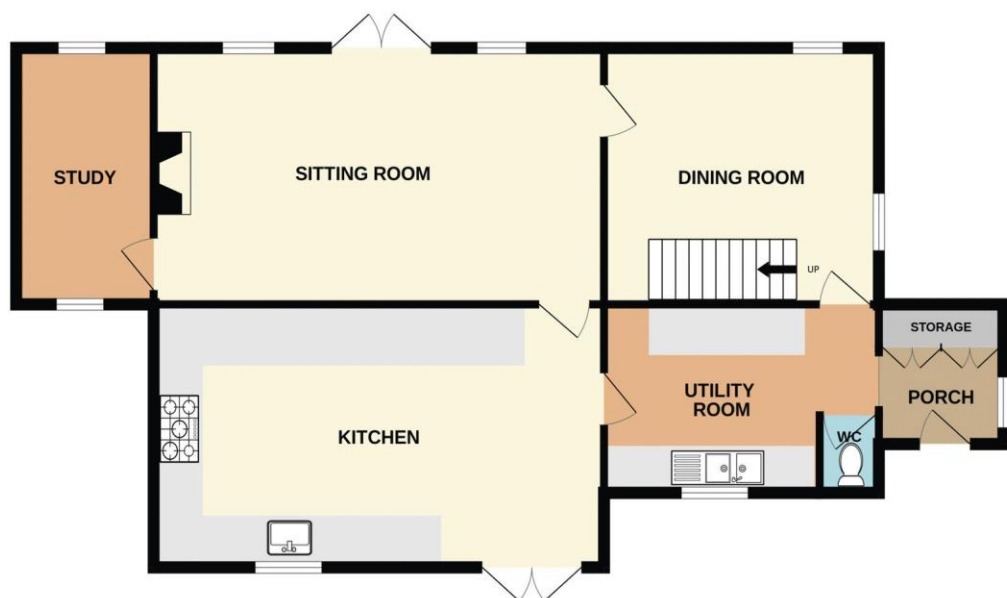




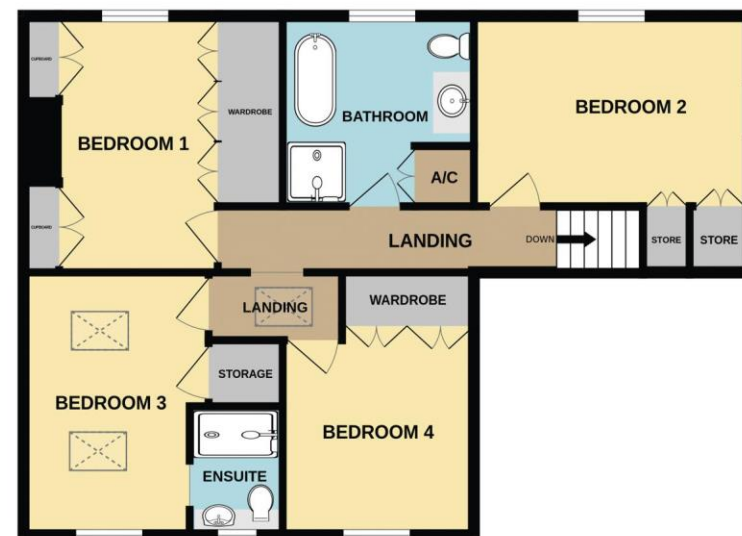




GROUND FLOOR

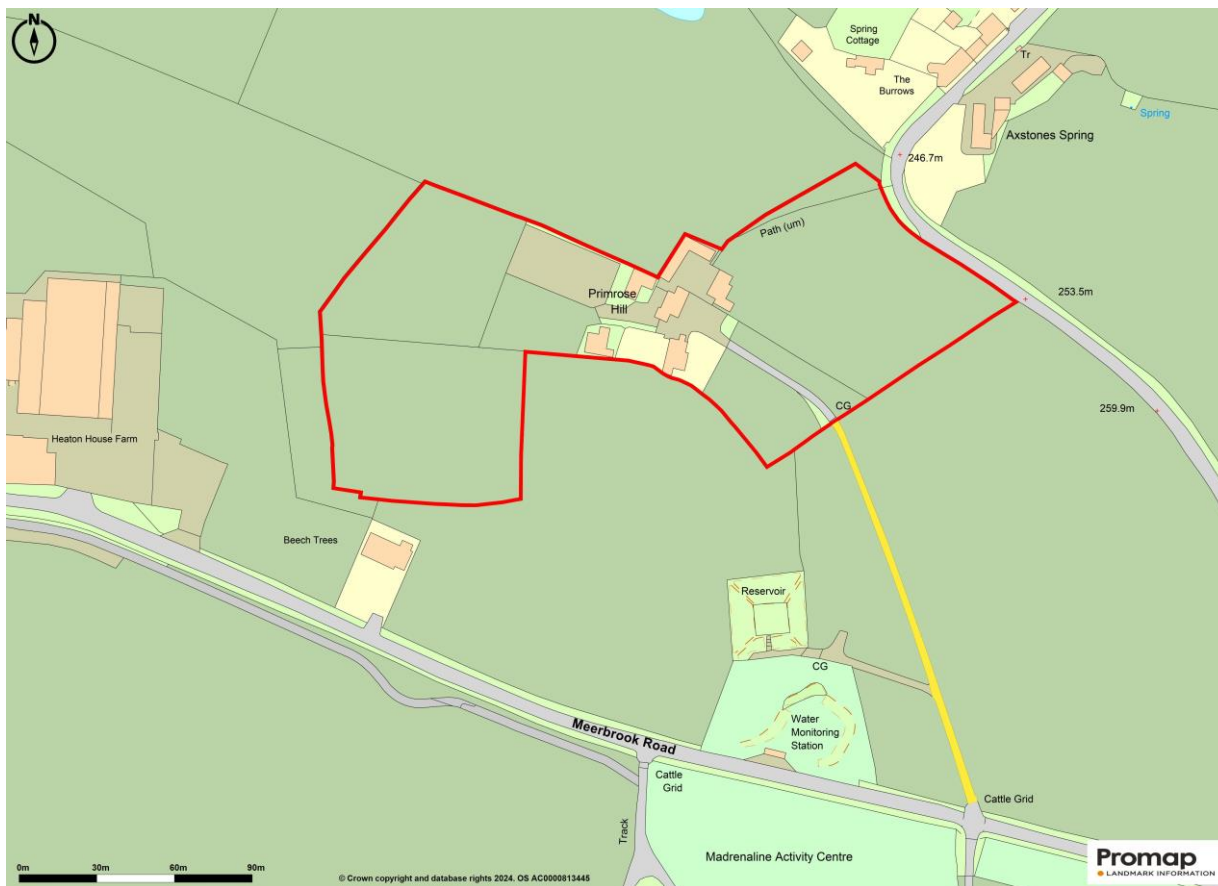


1ST FLOOR



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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## Situation

Heaton, with its local village school is ideally located and offers ease of access into the surrounding countryside and into the towns of Macclesfield, Congleton and Leek which are all within an 8 mile radius.

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