

## Holding Deposit (per tenancy) – One week’s rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). The holding deposit is required while we carry our preliminary checks and obtain employer’s reference and credit reference. If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

The Department for Communities and Local Government “How to Rent – Checklist for renting in England” which can be downloaded at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/723773/How\\_to\\_Rent\\_Jul18.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)

### Energy performance certificate (EPC)

Dane Hurst Rushton Spencer MACCLESFIELD SK11 0QU	Energy rating <b>E</b>	Valid until: 3 March 2034
Certificate number: 7134-3527-2390-0774-5298		

Property type: Detached house  
Total floor area: 258 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

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

See [how to improve this property's energy efficiency](#).

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Ground Floor

First Floor

All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents. Plan produced using PlanIt.

**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](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**Dane Hurst**  
Rushton Spencer, Macclesfield,  
Cheshire SK11 0QU

**Monthly Rental Of  
£2,500**

- FIVE BEDROOM DETACHED COUNTRY RESIDENCE
- FIVE RECEPTION ROOMS
- THREE BATHROOMS
- MODERN KITCHEN
- GROUNDS & GARDENS EXTEND TO APPROX. 0.5 ACRES
- LARGE DETACHED DOUBLE GARAGE
- GATED DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- SET IN THE SOUGHT AFTER RURAL VILLAGE OF RUSHTON SPENCER

## TO LET (Unfurnished)

Dane Hurst, built in the 1940's and subsequently substantially extended in the 1990's, is a discerning country residence, with grounds and gardens extending to approx. 0.5 acres or thereabouts, nestled in the heart of Cheshire's picturesque countryside. Offered with 5 bedrooms, three bathrooms, a multitude of reception rooms and modern kitchen; an ideal home for the ever-expanding family!

Its outside spaces must be highlighted: the large gardens and grounds and terraces are a safe haven, ideal for families with young children ideal for any age group or gardener, as the grounds provide a spacious environment to socialise with friends and family. The gated driveway offers exterior parking for multiple cars, and there is a large detached double garage. The huge plot which extends to a massive 0.5 acres abuts fields and farmland, offering pleasant rural views, with immediate access onto The Gritstone Trail and The Staffordshire Way offering safe and beautiful walks to such destinations as Rudyard Reservoir and the National Trusts, "The Cloud". It is also easy walking distance to the popular Knot Inn public house and an excellent local bakery.

Rushton Spencer is a sought-after rural village, which boasts some local amenities, in particular its own FIRST school, classed as "outstanding" by Ofsted, with the centres of Congleton, Leek and Macclesfield just a short drive away.

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

The traditional centre of Leek is close by with its well-preserved architecture and historical links with the Napoleonic Wars and the Arts and Crafts movement make it a popular destination for an interesting town walk. Highlights include buildings associated with writer, artist and designer William Morris, who came to Leek to study dyeing and printing techniques in the 1870s, plus stained glass designed by Pre-Raphaelite artist Sir Edward Burne-Jones in

the Parish Church of St Edward the Confessor. Close by is the area known as 'Petty France', where former French prisoners of war brought to the town in the early 19th century lived and were later buried in the parish graveyard. The unspoilt town centre offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings. Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens, and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake. Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow-gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages. Or catch up on industrial history at Brindley's Mill and Cheddleton Flint Mill.

### The accommodation briefly comprises:

(all dimensions are approximate)

**FRONT ENTRANCE** : Brick arched storm porch. PVCu double glazed door with matching side panels to:

**RECEPTION HALL 11' 8" x 5' 6"** (3.55m x 1.68m): Coving to ceiling. Period style radiator. Oak herringbone parquet floor. Stairs to first floor with glass balustrade.

**RECEPTION ROOM 15' 1" x 11' 10"** (4.59m x 3.60m) to bay: PVCu double glazed bay window to front aspect and window to side aspect. Coving to ceiling. Living flame coal effect gas fire (not connected, for decorative purposes only) set on marble effect hearth & back with Adams style fire surround. Period style radiator. Oak herringbone parquet floor..

**BREAKFAST KITCHEN 16' 0" x 9' 5"** (4.87m x 2.87m): Dual aspect PVCu double glazed windows. Coving to ceiling. Extensive range of modern hi-gloss eye level and base units in 'Dove Grey' having quartz preparation surfaces over with ceramic 1.5 bowl sink unit inset with chrome mixer tap. Built in induction hob with extractor hood over and smoked glass splashback, with built in electric oven/grill below. Integrated microwave oven and dishwasher. Space for fridge freezer. Period style radiator. 13 Amp power points. Travertine stone style floor

tiles. Deep walk in larder cupboard. Boiler cupboard housing Worcester gas fired central heating boiler, controls and electric consumer unit.

**REAR HALL 16' 0" x 8' 2"** (4.87m x 2.49m): PVCu double glazed bay window to rear aspect. Period style radiator. 13 Amp power points. Oak herringbone parquet floor. Doorways to kitchen, dining room, lounge and study. Wood grain effect PVCu door with glazed centre panel, opening onto rear storm porch.

**STUDY 14' 8" x 9' 5"** (4.47m x 2.87m): PVCu double glazed window to rear aspect. Coving to ceiling. Period style radiator. Travertine stone style floor tiles.

**REAR PORCH/UTILITY 9' 8" x 8' 7"** (2.94m x 2.61m): Eye level and base units. Preparation surface with Belfast sink inset. Space and plumbing for washing machine and tumble dryer. 13 Amp power points. PVCu double glazed stable door to rear.

**CLOAKROOM** : White suite comprising: Low level W.C. and vanity wash hand basin with cupboard beneath. PVCu double glazed window to side aspect.

**DINING ROOM 15' 0" x 12' 0"** (4.57m x 3.65m) to bay window: PVCu double glazed bay window to front aspect. Coving to ceiling. Picture rail. Period style radiator. 13 Amp power points. Oak herringbone parquet floor.

**LOUNGE 20' 3" x 14' 7"** (6.17m x 4.44m): PVCu double glazed bow window to front aspect. Coving to ceiling. Recessed fireplace with Clearview solid fuel stove set on tiled hearth with stone surround. Period style radiator. 13 Amp power points. Natural oak floor. Timber framed sealed unit double glazed door to garden room.

**GARDEN ROOM 28' 7" x 9' 3"** (8.71m x 2.82m): Brick built base with glazed upper panels beneath a solid roof, providing panoramic views over the immediate gardens and fields beyond. 13 Amp power points. Stone effect tiled floor. French doors to patio.

### First Floor:

**GALLERIED LANDING 16' 4" x 5' 6"** (4.97m x 1.68m): PVCu double glazed window to front aspect. Timber hand rail and glass balustrade. Period style radiator. 13 Amp power points.

**INNER LANDING SEATING AREA** : Roof light. Period style radiator. 13 Amp power points. Mirrored double door store cupboard.

**BEDROOM 1 15' 0" x 14' 8"** (4.57m x 4.47m): PVCu double glazed bow window to front aspect and window to side aspect. Coving to ceiling. Period style radiator. 3 double fitted wardrobes with mirrored doors.

**EN SUITE 10' 10" x 9' 0"** (3.30m x 2.74m): PVCu double glazed window to side aspect. White suite comprising: Low level W.C., wash hand basin set in vanity unit with cupboard below, panelled bath with bath/shower mixer, and shower enclosure with body spray shower and glass door. Fully tiled walls. Electric towel radiator.

**BEDROOM 2 15' 0" x 10' 9"** (4.57m x 3.27m): PVCu double glazed bay window to front aspect and window to side aspect. Single panel central heating radiator. 13 Amp power point's. Recessed store cupboard.

**BEDROOM 3 15' 4" x 12' 0"** (4.67m x 3.65m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in triple wardrobes.

**BEDROOM 4 10' 7" x 9' 7"** (3.22m x 2.92m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**SHOWER ROOM** : White suite comprising: Low level W.C., vanity wash hand basin with cupboard beneath. and shower cubicle with electric shower.

**BEDROOM 5 9' 5" x 6' 10"** (2.87m x 2.08m): Dual aspect PVCu double glazed windows. Period style radiator. 13 Amp power points. Airing cupboard housing pressurised hot water cylinder.

**BATHROOM 8' 3" x 6' 0"** (2.51m x 1.83m): PVCu double glazed window to rear aspect. White suite comprising: Low level W.C. with concealed cistern, wash hand basin with drawers beneath and panelled bath with body spray shower over. Centrally heated towel radiator. Fully tiled walls.

**Outside** : The property is approached via a 5 bar farm style gate to a long block paved driveway which widens and opens up creating parking for numerous vehicles, and which terminates at the detached garage. The garden envelopes the property with mature mixed specimen trees and bursting flower borders to the entrance where there is the LPG tank and large workshop measuring 15' 8" x 9' 8" (4.77m x 2.94m) with power and light. To the front is an area of terrace, laid with gravel and paved in sections, beyond which are extensive lawns, shaped flower beds and a pond water feature. The garden continues further to the side where abutting the garden room is a huge paved terrace seating area which overlooks lawns and adjoining fields. There is a vegetable garden, a pitched roof outside seating area and workshop measuring 12' 2" x 8' 2" (3.71m x 2.49m).

**DETACHED GARAGE 20' 10" x 17' 2"** (6.35m x 5.23m) internal measurements: Up and over door. Power and light.

**SERVICES** : LPG central heating. Mains electricity and water. Septic tank drainage.

**VIEWING** : Strictly by appointment through sole letting and managing agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Staffordshire Moorlands.

**TAX BAND**: F

**DIRECTIONS**: SATNAV SK11 0QU

