



Energy performance certificate (EPC)

Beechcroft Rushton Spencer MACCLESFIELD SK11 0RB	Energy rating E	Valid until: 23 January 2034 Certificate number: 6370-2644-2396-2124-8405
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Property type	Detached bungalow
Total floor area	176 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-civil-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-civil-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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



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.



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Beechcroft, Leek Old Road,
Rushton Spencer, Macclesfield,
Cheshire SK11 0RB

Selling Price: £695,000

- FABULOUS EXTENDED FOUR BEDROOM DETACHED BUNGALOW
- SELF-CONTAINED ANNEXE
- THREE RECEPTION ROOMS
- MODERN BATHROOM, JACK & JILL EN SUITE & SHOWER ROOM
- PVCu DOUBLE GLAZING & OIL FIRED CENTRAL HEATING
- FORMAL GARDENS & PADDOCK EXTENDING TO APPROX 1.5 ACRES
- VERY PRIVATE POSITION WITH ROLLING COUNTRYSIDE VIEWS
- LOCATED IN THE SOUGHT-AFTER VILLAGE OF RUSHTON SPENCER

FOR SALE BY PRIVATE TREATY (Subject to contract)

A FABULOUS EXTENDED FOUR BEDROOM DETACHED BUNGALOW WITH SELF-CONTAINED ANNEXE. FORMAL GARDENS AND Paddock EXTENDING TO 1.5 ACRES OR THEREABOUTS. WONDERFUL ROLLING COUNTRYSIDE SURROUNDING EACH ELEVATION.

VERY PRIVATE POSITION IN THE SOUGHT-AFTER VILLAGE OF RUSHTON SPENCER ON THE STAFFORDSHIRE/CHESHIRE BORDER, WITH THE CENTRES OF CONGLETON, LEEK, AND MACCLESFIELD JUST A SHORT DRIVE AWAY. WITHIN THE CATCHMENT OF RUSHTON CE FIRST SCHOOL, PROUDLY CLASSED AS "OUTSTANDING" BY OFSTED.

Perched proudly amidst its grounds, with formal gardens to the front and a wide long driveway continuing to its right-hand boundary. The rear courtyard provides a huge area for the parking of numerous vehicles and will easily accommodate the storage of a motorhome, caravan, horseboxes etc. Within the courtyard is the large, detached self-contained annexe, with attached garage. The annexe could suit a variety of uses, perhaps a WORK FROM HOME OFFICE, or a GYM, or space for a DEPENDENT or INDEPENDENT RELATIVE, and comes with a well-equipped studio kitchen and shower room. The courtyard provides gated access into the enclosed paddock (which measures approx. 1 acre) and is where the septic tank is located.

On entering, the reception hall, towards the centre of the property, provides doorways to the front lounge with garden views, the separate sitting room and guest bedroom with Jack and Jill shower room. The lavish OPEN PLAN living dining kitchen is an extension to the property and a great entertaining space. From the rear hall is a separate wet room and utility. To the opposite end of the bungalow are the other three generous bedrooms and main modern bathroom.

The property has mains water and electricity. Heating and hot water is via an oil-fired boiler, with all windows and doors PVCu double glazed.

As aforementioned, 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 Marketplace, 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)

ENTRANCE : PVCu double glazed front door with matching side panel.

RECEPTION HALL 17' 7" x 3' 6" (5.36m x 1.07m) extending to 8'0" : Single panel central heating radiator. 13 Amp power points. Ceramic floor tiles. Access to roof space.

LOUNGE 15' 8" x 12' 1" (4.77m x 3.68m) : Large PVCu double glazed window to front aspect capturing undulating views. Double panel central heating radiator. 13 Amp power points. Cast iron open coal fireplace with glazed tiled hearth.

LARGE OPEN PLAN LIVING/DINING KITCHEN 30' 9" x 16' 3" (9.37m x 4.95m) maximum & overall measurements :

KITCHEN AREA 15' 9" x 14' 2" (4.80m x 4.31m) : Low voltage downlighters inset. PVCu double glazed window to side aspect with farmland views. Octagonal sealed unit double glazed window to rear aspect. Extensive range of light oak eye level and base units with quartz preparation surface over with stainless steel one and a half bowl sink unit inset with chrome mixer tap. Space for range cooker



with quartz effect splashback and glass extractor hood over. Integrated fridge and dishwasher. Double panel central heating radiator. 13 Amp power points. Quartz floor tiles.

LIVING AREA 16' 4" x 16' 3" (4.97m x 4.95m) to alcove : Large PVCu double glazed window to side aspect with farmland views. Recessed Inglenook style fireplace with stone mantle over and ornate solid fuel stove inset. PVCu double glazed French doors to front aspect.

REAR PORCH : Quartz floor tiles. PVCu double glazed door to outside rear.

BOILER/CLOAKS CUPBOARD : Floor mounted Worcester oil fired boiler. Shelving and coat hooks.

WET ROOM : White suite comprising: low level W.C., wall hung wash hand basin and Triton electric shower. Fully tiled walls and floor with central drain. Single panel central heating radiator.

UTILITY 8' 1" x 3' 9" (2.46m x 1.14m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Eye level units. Preparation surfaces with ceramic one and a half sink unit inset. Space and plumbing for washing machine and tumble dryer. Upright freezer. Single panel central heating radiator. 13 Amp power points. Quartz floor tiles.

BEDROOM 2 REAR 11' 5" x 10' 10" (3.48m x 3.30m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe with overhead store cupboards.

GUEST SHOWER ROOM 8' 7" x 6' 7" (2.61m x 2.01m) : Velux roof light. Modern white suite comprising: low level W.C., pedestal wash hand basin and walk-in shower cubicle with glass screen housing a mains fed shower. Wall mounted chrome centrally heated towel radiator. Fully tiled wall and floor.

SITTING ROOM 15' 8" x 11' 4" (4.77m x 3.45m) : PVCu double glazed French doors to both front and rear aspects. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Oak effect floor. Built-in double store cupboard.

INNER HALL 16' 0" in length : 13 Amp power points. Access to roof space via a retractable ladder. Fully boarded with light (34 ft in length) Velux roof light. Hexagonal window to front aspect.

BEDROOM 1 FRONT 15' 8" x 12' 8" (4.77m x 3.86m) : Large PVCu double glazed window to front aspect with undulating views. Double panel and single panel central heating radiators. Ornate coving to ceiling. 13 Amp power points. PVCu double glazed door to front terrace.

BEDROOM 3 SIDE 12' 3" x 10' 0" (3.73m x 3.05m) : PVCu double glazed window to side aspect with field views. Double panel central heating radiator. 13 Amp power points. Built-in double wardrobes with overhead cupboards.

BEDROOM 4 SIDE 11' 3" x 10' 2" (3.43m x 3.10m) : PVCu double glazed window to side aspect with field views. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe, one with lagged hot water cylinder.



BATHROOM 8' 0" x 4' 9" (2.44m x 1.45m) : PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C., wall hung wash hand basin and panelled bath with bath/shower mixer. Chrome centrally heated towel radiator. Polished stone effect wall and floor tiles. Electric under floor heating.

DETACHED GARAGE WITH ATTACHED SELF CONTAINED ANNEXE :

GARAGE 20' 1" x 13' 0" (6.12m x 3.96m) : Electrically operated up and over door. PVCu double glazed window. Power and light.

OPEN PLAN LIVING DINING KITCHEN 19' 10" x 12' 7" (6.04m x 3.83m) : PVCu double glazed windows to dual aspects with farmland views. Low voltage downlighters inset. 13 Amp power points. Oak effect floor. Wood grain effect PVCu double glazed sliding patio door to front aspect.

KITCHEN AREA : Eye level and base units with preparation surfaces over with composite sink unit inset. Built-in 4 ring electric hob and electric oven/grill below with extractor hood over. Integrated fridge.

SHOWER ROOM 5' 9" x 5' 1" (1.75m x 1.55m) : Low voltage downlighters inset. Modern white suite comprising: low level W.C., pedestal wash hand basin and corner shower cubicle housing a mains fed shower and glass door. Tiled floor.

OUTSIDE :

FRONT : Wide driveway entrance with pebble laid path and wooded area. The driveway entrance to the property is via one side and opens up to the rear providing an extensive area of parking. The generous front garden is mainly lawned with deep flower boarders and mature trees. Adjacent to the front of the property is a spacious paved terrace superb for sitting out and dining. An Indian stone path to the front leads to one side and continues to the rear and there is a secluded and raised paved terrace is ideal for a cosy outside space.

REAR : A huge courtyard area laid to river pebbles which provides parking for numerous vehicles, motorhome, caravan etc and there is a private lawned garden behind with mature bushes and holly hedge. Two sheds with oil tank behind. The rear courtyard provides access to the adjacent paddock and which is where the septic tank is located.

Paddock : Fully enclosed with septic tank and measures approximately 1 acre.

TENURE : Freehold (subject to solicitors verification).

SERVICES : Mains electric and water. Septic tank drainage. Oil fired central heating.

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

LOCAL AUTHORITY: Staffordshire Moorlands **TAX BAND:** E

DIRECTIONS: SATNAV SK11 ORB

