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15042224_17.23 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy rating	Valid until
D	23 August 2029

Property type: Detached bungalow
Total floor area: 126 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-standards-landlords-guidance](#)).

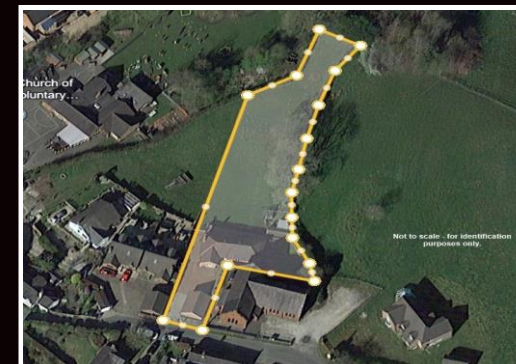
Energy rating and score
This property's energy rating is D. It has the potential to be C.
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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

<https://find-energy-certificates.service.gov.uk/energy-certificates/15042224-17.23/print-view>



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



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

Rosehill

Sugar Street, Rushton Spencer, Macclesfield, Cheshire SK11 0SQ

Selling Price: £450,000

- UPDATED 3 DOUBLE BEDROOM DETACHED BUNGALOW
- DINING ROOM WITH BRICK FEATURE ARCHWAY TO FARMHOUSE STYLE KITCHEN
- LOUNGE WITH MULTI-FUEL STOVE
- LARGE BATHROOM WITH SEPARATE SHOWER
- TWO USEFUL DORMER ROOMS
- EXTENSIVE DRIVEWAY & LARGE DETACHED GARAGE
- EXTENSIVE INDIAN STONE TERRACE, LAWNS & PADDOCK MEASURING APPROX 0.3 ACRES
- SURROUNDING VIEWS OF RURAL FARMLAND & ROOF TOP VIEWS

FOR SALE BY PRIVATE TREATY (Subject to contract)

Rosehill, is such a gem of a rare find. Perched proudly on the hillside with gorgeous rural farmland and roof top views over the lovely hamlet of Rushton Spencer, this updated detached 3 bedroom BUNGALOW, with two useful dormer rooms too, is well worth an immediate viewing to appreciate the whole package on offer. Boasting a large detached garage, extensive driveway parking, tremendous Indian stone paved terrace and PADDOCK extending to approximately 0.3 acres or thereabouts.

VERY DISCREET 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.

The main entrance opens into the dining room with bay window taking full advantage of the fantastic views and staircase leading up to the two useful dormer rooms. A brick feature archway flows into the en trend kitchen fitted with custom painted units, natural wood preparation surfaces and range cooker. The inner hall provides doorways to the useful pantry and to the front lounge with bay window and multi fuel stove making this a cosy relaxing room. The rear porch is a good sized, and used mainly as the preferred entrance into the property with utility area incorporated and separate cloakroom. To the opposite end of the bungalow is an inner hallway offering each of the three double sized bedrooms and large bathroom with separate shower.

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.

The Gritstone Trail and The Staffordshire Way is close by 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 : PVCu panelled and double glazed door.

DINING ROOM 11' 11" x 11' 1" (3.63m x 3.38m) into bay : PVCu double glazed bay window to front aspect. Bespoke wall panelling to half height. 13 Amp power points. Oak effect tiled floor with underfloor heating. Pine turned and spiralled balustrade to return staircase to first floor. Brick built feature arch to:

FARMHOUSE STYLE KITCHEN 11' 11" x 10' 1" (3.63m x 3.07m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extensive range of custom painted natural wood eye level and base units with solid wood preparation surfaces over, with 1.5 stainless steel sink unit inset. Space for Range cooker with glass and chrome extractor hood over. Space and plumbing for dishwasher and freezer. Integrated microwave oven. Ceramic tiled floor with under floor heating.

INNER HALL : Doors to rear porch, pantry and lounge.

PANTRY 6' 0" x 5' 1" (1.83m x 1.55m) : PVCu double glazed window to side aspect. 13 Amp power points. Central heating manifolds for underfloor heating. Space for larder freezer.

REAR PORCH / UTILITY AREA 11' 0" x 7' 0" (3.35m x 2.13m) : Low voltage downlighters inset. PVCu double glazed window to rear aspect. Space and plumbing for washing machine. Floor mounted Firebird oil fired central heater. Wood effect tiled floor with underfloor heating. Composite panelled door to outside.

CLOAKROOM : PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C. and vanity wash hand basin with chrome mixer tap. Wood effect tiled floor with underfloor heating.

LOUNGE 16' 11" x 11' 11" (5.15m x 3.63m) into alcove and into bay : PVCu double glazed bay window to front aspect, and window to side aspect. Low voltage downlighters inset. Coving to ceiling. Cast iron multi fuel stove set on granite hearth with natural oak fire surround. 13 Amp power points.

INNER HALL Measuring 15'0 in length : Doorways to the three bedrooms and bathroom. Single panel central heating radiator. 13 Amp power points. Natural oak floor.

BEDROOM 1 FRONT 12' 1" x 10' 1" (3.68m x 3.07m) : PVCu double glazed window to front aspect with garden and far reaching views. Double panel central heating radiator. Bespoke 3/4 height wall panelling. 13 Amp power points.

BEDROOM 2 FRONT 11' 0" x 10' 10" (3.35m x 3.30m) : PVCu double glazed window to front aspect with garden and far reaching views. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 SIDE 12' 0" x 9' 0" (3.65m x 2.74m) : PVCu double glazed window to side aspect with garden views. Double panel central heating radiator. 13 Amp power points.

BATHROOM 10' 11" x 5' 11" (3.32m x 1.80m) : PVCu double glazed window to rear aspect. Modern white suite comprising: Low level W.C., pedestal wash hand basin, panelled 'Airbath' bath with chrome telephone handset bath/shower mixer and corner shower cubicle with thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Wall mounted electric fan heater. Shaver light and point. Fully tiled walls and floor.

First Floor :

DORMER STYLE ROOM 1 11' 1" x 9' 1" (3.38m x 2.77m) restricted headroom : Velux roof light. Double panel central heating radiator. 13 Amp power points. Access to eaves storage.

DORMER STYLE ROOM 2 10' 1" x 7' 1" (3.07m x 2.16m) restricted headroom : Velux roof light. Double panel central heating radiator. 13 Amp power points. Access to under eaves storage housing lagged hot water cylinder.

Outside :

FRONT : Extending from the front is a deep and full width Indian stone terrace which overlooks the paddock, measuring 0.3 acres or thereabouts, laid to grass with timber stable.

REAR : Oak gate posts to driveway entrance with cobbles laid to the first section and the main driveway laid with block paving, which opens up to provide extensive parking for numerous vehicles. Cold water tap. Wide block paved rear path to side garden, mainly laid to lawn.

DETACHED BRICK BUILT GARAGE 20' 11" x 16' 0" (6.37m x 4.87m) internal measurements : Power and light. Personal door. Electrically operated roller shutter door. Ladder with access to boarded out loft storage.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : Mains electric and water. Oil fired central heating. Drainage via septic tank.

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

TAX BAND: D

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SATNAV SK11 0SQ

