



## Rose Cottage Beat Lane, Rushton Spencer, Macclesfield, SK11 0QY

**£525,000**

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"The country is not just a place to live; it's where you learn to live"

Experience country living in this charming stone residence that provides exceptional accommodation for families. Redesigned and beautifully styled by the current owners throughout their years here, this property meets the needs of a modern family while celebrating and enhancing the unique character of its era. Let's explore the interior...

#countryliving #stoneresidence #family

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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## Denise White Estate Agent Comments



Tucked away in the charming village of Rushton Spencer, Cheshire, Rose Cottage is a stunning traditional stone home that beautifully blends historic allure with modern comforts. This stone residence highlights its classic character through original features while boasting a contemporary interior equipped with all the necessary amenities for modern living. Beyond its visual charm, Rose Cottage prioritises sustainability, integrating eco-friendly technologies throughout its design. The property has landscaped gardens that have been lovingly maintained. Additionally, included in the sale is a piece of land known as "The Croft," approximately one-third of an acre.

The main residence has been thoughtfully updated, featuring a bright breakfast room and an open-plan kitchen diner that flows effortlessly through double doors into the main lounge. A separate sitting room provides a cosy retreat complete with an open fireplace, while four double bedrooms and two bathrooms offer ample space for family living.

At the heart of Rose Cottage is its commitment to sustainability, powered by an air source heat pump for central heating and solar panels with electric storage batteries for efficient hot water and electricity management.

Rose Cottage is more than just a residence; it embodies a harmonious blend of tradition, comfort, and a commitment to a sustainable future, making it an ideal setting for family life amidst the beauty of the countryside.

## Location



Rushton is a parish in Staffordshire. The village within the civil parish, usually known as Rushton Spencer, is about 4 miles (6.4 km) north of Leek and 7 miles (11 km) south of Macclesfield, on the A523 road which runs between these towns.

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 centers.

The historic market town of Leek is also with reasonable travelling distance, known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history. 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.

Located close to The Gritstone Trail and The Staffordshire Way which offer safe and beautiful

walks to such destinations as Rudyard Reservoir and the National Trusts, "The Cloud". The village also has the popular Knot Inn & The Royal Oak public house and an excellent local bakery.

### Dining Room

15'1" x 9'10" (4.62 x 3.01)



Window to the front, double doors to the side aspect, exposed wooden flooring, three drop-down ceiling lights and also spotlights to the ceiling, storage cupboard which also houses the electric storage batteries radiator. Opening up to the kitchen, breakfast room and the sitting room

### Lounge

15'0" x 11'10" (4.59 x 3.62)



Window to the front and side aspect, exposed wooden flooring, ceiling light, radiator, panelling to the walls, fireplace with tiled hearth and wooden mantle piece. Double doors leading through into the dining room. Doors to the entrance hall.

### Entrance Porch/ Entrance Hall



Wooden front door and dual aspect windows both sides of porch, radiator, tiled flooring leading through into the main entrance hallway with a radiator.

### Sitting Room

14'7" x 11'6" (4.46 x 3.52)



Window to the front aspect, tiled flooring, half wooden panelling to the walls, ceiling light, radiator, open fireplace.



### Breakfast Room

10'2" x 8'5" (3.10 x 2.57)



Slate tiled flooring, ceiling light, radiator, large understairs larder/pantry, door leading through to the front hallway.

### Kitchen

7'3" extending to 11'2" x 19'3" (2.23 extending to 3.41 x 5.88)



Slate tiled flooring, ceiling lights, two skylights, local crafted country style matching wall and base units with wooden worktops, plenty of space for freestanding appliances, radiator, stable style door to enclosed back porch.

### Landing



Carpet, window to the rear aspect, doors giving access to:-

### Main Bedroom

14'8" x 11'3" (4.48 x 3.43)



Window to the front aspect, painted wooden floorboards, ceiling light, radiator. Door leading to the en-suite bathroom.

### En-suite

10'9" x 7'3" (3.30 x 2.22)



Window to the side aspect, spotlights to the ceiling, large shower unit with thermostatic shower, bath with chrome mixer taps, hand basin, WC. Tiled flooring PVC paneling in the shower, part tiled walls around the bath, wood paneling onto walls. underfloor heating, heated towel rail.

### Bedroom Two

14'11" x 12'3" (4.57 x 3.74)



Window to the front aspect, and side aspect, exposed wooden floorboards, ceiling light, radiator, built-in storage cupboard.

### Bedroom Three

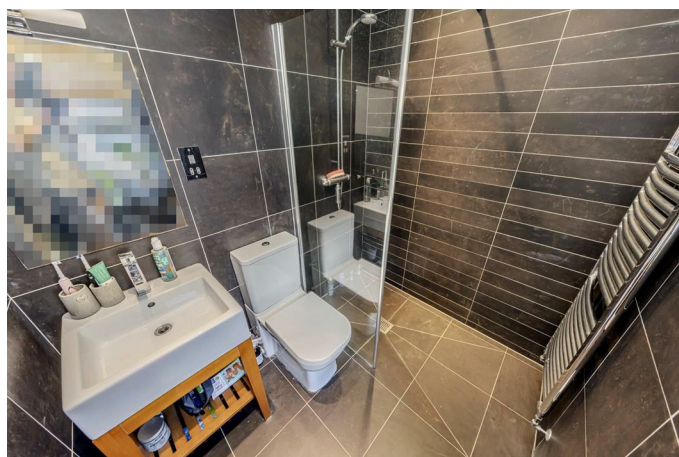
11'10" x 9'11" (3.62 x 3.04)



Window to the rear and side aspects, exposed floorboards, ceiling light, radiator, built-in pine wardrobes.

### Shower Room

6'7" x 5'4" (2.02 x 1.63)



Window to the rear aspect, tiled flooring and under floor heating, fully tiled walls, walk-in shower with thermostatic showerhead, spotlights to the ceiling, handbasin, WC, heated towel rail.



## Bedroom Four

11'5" x 8'7" (3.50 x 2.62)



Window to the front aspect, exposed wooden floorboards, ceiling light, radiator, built-in storage cupboard.

## Outdoor Space



This property boasts an enchanting, idyllic appearance, highlighted by a vibrant front garden brimming with colorful flowers and shrubs, leading you along a charming path to the front door.

Set within a generously sized garden, this outdoor space evolves beautifully throughout the seasons, adorned with stunning flowers, lush shrubs, hedging, and mature trees. The surrounding flower beds are perfect for gardening enthusiasts, offering a bounty of fresh, fragrant, blooms year-round.

The garden's versatility mirrors that of the home itself; a sprawling lawn provides ample space for family football matches, alongside serene spots for

relaxation. A delightful summer house adds to the charm, serving as an ideal retreat for quiet reading or a lovely addition for entertaining during the barbecue season. A large decking area with magnificent panoramic views stretching over peaks towards Shutlingsloe.

## Agents Notes

- Air Source Heat Pump
- Solar panels, iSolar Boost, Storage Batteries
- Septic Tank
- Mains water and electric
- Freehold

The Domestic RHI grant payments are made quarterly

## Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## Do You Have A House To Sell ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

## Do You Need Help With A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## You Need A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the time comes, you're ready to go.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

**WE WON !**



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



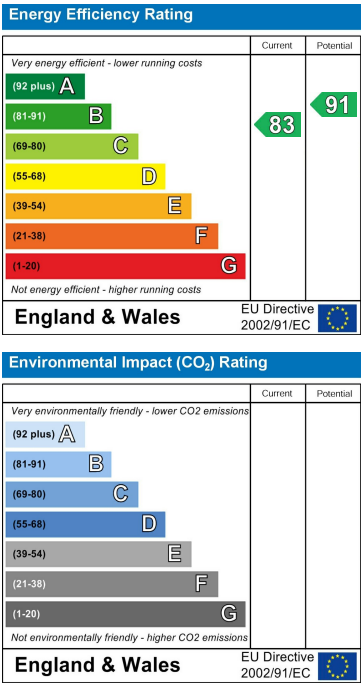
Floor Plan



Area Map



Energy Efficiency Graph



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