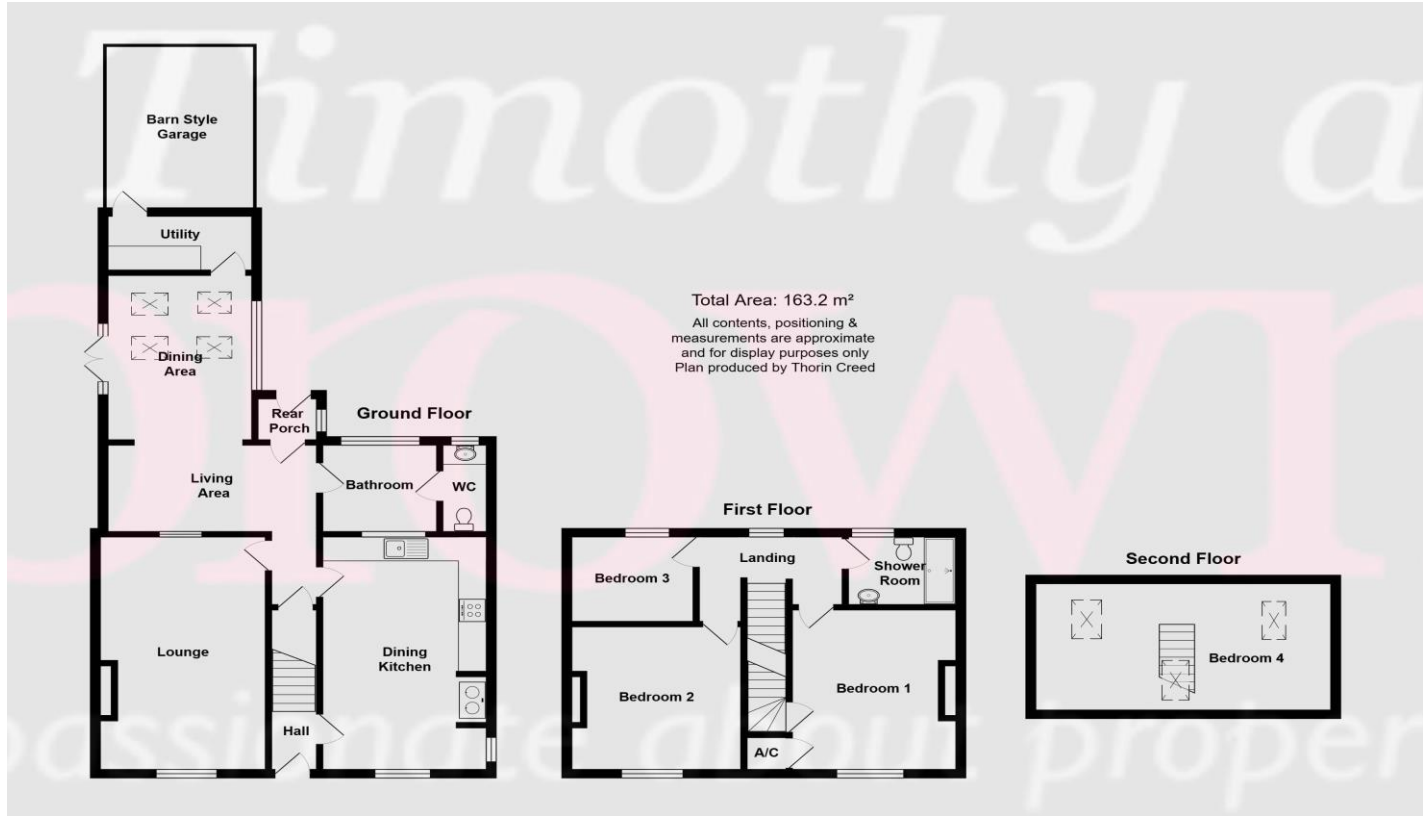




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Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed 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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Horseshoe Cottage

Rushton Spencer, Macclesfield,
Cheshire SK11 0SE

Selling Price: Offers in the Region Of
£500,000

- NO ONWARD CHAIN
- IMPRESSIVE & INDIVIDUAL COUNTRY HOME
- FOUR BEDROOMS INCLUDING VERSATILE LOFT ROOM
- GENEROUS & CHARACTERFUL LIVING ACCOMMODATION
- SUBSTANTIAL BARN STYLE GARAGE / GAMES ROOM
- AMPLE DRIVEWAY PARKING & ENCLOSED GARDENS
- DELIGHTFUL OPEN FIELD VIEWS
- CLOSE TO RUDYARD LAKE & THE PEAK DISTRICT

FOR SALE BY PRIVATE TREATY (Subject to contract)

HORSESHOE COTTAGE, RUSHTON SPENCER - NO ONWARD CHAIN.

AN IMPRESSIVE AND INDIVIDUAL COUNTRY HOME, OCCUPYING A DELIGHTFUL SEMI-RURAL SETTING CLOSE TO RUDYARD LAKE AND ON THE EDGE OF THE PEAK DISTRICT – OFFERING GENEROUS, HIGHLY VERSATILE ACCOMMODATION, CHARACTERFUL INTERIORS, A SUBSTANTIAL BARN STYLE GARAGE CURRENTLY A SUPERB GAMES/SNOOKER ROOM AND GARDENS BACKING ONTO OPEN FIELDS.

Horseshoe Cottage is a substantial and wonderfully individual residence, enjoying an attractive position within the sought-after rural village of Rushton Spencer. Surrounded by beautiful countryside and conveniently placed for Rudyard Lake, the Peak District National Park and the nearby towns of Leek, Congleton and Macclesfield, this is a home with considerable lifestyle appeal.

Behind its attractive exterior lies an unexpectedly spacious and versatile interior, combining character, comfort and excellent entertaining space. Vaulted ceilings, exposed brickwork, an oil-fired AGA and freestanding roll-top style bath are just some of the features which give the property its distinctive personality.

Approached via a gravelled driveway providing ample off-road parking, abutting the substantial barn style garage, the accommodation begins with a practical entrance area – ideal for muddy boots and coats following a day in the surrounding countryside – before opening into the main hallway. At the heart of the house is an impressive open-plan living and dining space. A vaulted ceiling incorporating Velux windows floods the room with natural light, whilst generous proportions provide ample room for both relaxed seating and a substantial dining area. Doors open directly onto the courtyard, creating a natural connection between the house and its outside spaces and making this a particularly sociable room for family gatherings and entertaining.

One of the property's standout features is undoubtedly the SUBSTANTIAL BARN STYLE GARAGE currently a games room, a superb leisure and entertaining space with exposed brick walls, room for a full-size snooker table, darts area and additional seating. Whether entertaining friends or providing a dedicated recreation space for the family, it is an unusual and highly appealing addition to the home. A separate sitting room provides a more traditional and relaxed reception space, with generous proportions for substantial seating and a television area, whilst retaining a connection with the adjoining dining accommodation. The kitchen is another room filled



with character. A central wooden island creates a natural focal point, complemented by timber work surfaces and an oil-fired AGA set within an exposed brick recess. It is a warm, welcoming and sociable space with plenty of room for family life to revolve around it. A separate utility room provides valuable additional practicality. The ground floor bathroom is equally distinctive, featuring an impressive freestanding bath set against panelled walls together with a dressing area, creating an indulgent space in which to unwind. The upper floors provide flexible bedroom accommodation. There are three principal bedrooms, including two generous king-size rooms, together with a further bedroom offering versatility for family members, guests or potentially a home office. From one of the king-size bedrooms, stairs rise to a characterful loft room tucked into the eaves. Currently arranged to accommodate a double and two single beds, this provides excellent additional occasional accommodation, particularly for children or visiting family. Purchasers should note that ceiling heights are restricted in places and access is via the adjoining bedroom. A well-appointed shower room with a large walk-in shower serves the upper-floor accommodation.

Outside, Horseshoe Cottage continues to impress. The property enjoys a choice of outdoor areas, including an enclosed lawned garden, courtyard and patio spaces – perfect for outdoor dining, entertaining or simply enjoying the peace and quiet. Beyond, open fields provide a delightful rural backdrop, reinforcing the property's wonderful connection with its countryside setting. Rushton Spencer is ideally placed for those seeking rural living without complete isolation. The beautiful surroundings provide countless opportunities for walking, cycling and outdoor pursuits, with Rudyard Lake and the Peak District National Park close at hand. The market town of Leek offers an excellent range of independent shops, cafés, restaurants and traditional markets, whilst Congleton and Macclesfield provide further comprehensive amenities and transport connections. Buxton, with its celebrated architecture, Opera House and Pavilion Gardens, is within reach for a day out, whilst the wider Peak District offers some of the country's most spectacular scenery, picturesque villages and walking routes. Alton Towers is also accessible for family days out.

Horseshoe Cottage is anything but ordinary. Generous, versatile and packed with individual character, it combines impressive entertaining spaces with a superb semi-rural setting and represents an exciting opportunity for those seeking a distinctive family home close to some of the area's finest countryside.



An internal inspection is strongly recommended to fully appreciate the scale, versatility and individual character of this exceptional home.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Timber panelled door to:

HALL : Oak effect floor. Wide staircase with hand rail to first floor.

DINING KITCHEN 19' 5" x 12' 0" (5.91m x 3.65m) : PVCu double glazed window to front aspect. Range of modern shaker style eye level and base units in dark period blue with wood effect preparation surfaces over, with ceramic sink unit inset. Built in 4 ring electric hob with electric oven below and extractor hood over. Integrated dishwasher. Space for American style fridge freezer. Stanley oil fired range cooker and which combines as central heating boiler and provides hot water. 13 Amp power points. Slate tiled floor.

LOUNGE 19' 6" x 12' 0" (5.94m x 3.65m) : PVCu double glazed window to front aspect. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Feature fireplace tiled inset and pine fire surround.

INNER HALL : Pantry cupboard. Door to lounge and opening to breakfast area and snug. Slate tiled floor.

BATHROOM 7' 3" x 8' 2" (2.21m x 2.49m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Low level W.C. Wash hand basin set in vanity unit. Freestanding bath with pillar taps and shower attachment. Electric towel radiator. Built-in dressing table. Exposed stone wall and panelling. Oak effect floor.

GUEST CLOAKROOM : PVCu double glazed window to rear aspect. Exposed stone wall and panelling. Oak effect floor.

REAR PORCH : Stable door to outside.

LIVING AREA 15' 1" x 7' 4" (4.59m x 2.23m) : Exposed feature stone wall. Single panel central heating radiator. 13 Amp power points. Oak effect floor. Large squared off opening to:

DINING AREA 14' 0" x 10' 4" (4.26m x 3.15m) : Vaulted ceiling with velux roof lights. Double panel central heating radiator. 13 Amp power points. Oak effect floor. PVCu double glazed window. Timber multi glazed French doors to courtyard area.

UTILITY 16' 1" x 5' 3" (4.90m x 1.60m) : Timber framed window to side aspect. Wood effect preparation surface with composite sink unit inset with cupboard beneath. Space and plumbing for washing machine and tumble dryer. Oak effect floor. Door to substantial barn style garage.



First Floor :

LANDING : PVCu double glazed window to rear aspect. 13 Amp power points. Dado rail.

BEDROOM 1 FRONT 13' 3" x 11' 9" (4.04m x 3.58m) into alcove : Coving to ceiling. PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Cupboard housing lagged hot water cylinder. Door with stairs to attic bedroom 4.

BEDROOM 2 FRONT 12' 0" x 12' 0" (3.65m x 3.65m) into alcove : Coving to ceiling. PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 8' 8" x 7' 1" (2.64m x 2.16m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Oak effect floor.

SHOWER ROOM 7' 8" x 5' 7" (2.34m x 1.70m) : PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin set in vanity unit and cupboard below. Large walk-in shower cubicle with fixed glass screen and Triton electric shower. Centrally heated towel radiator. Slate effect tiles to splashbacks.

Second Floor :

ATTIC BEDROOM 4 21' 2" x 10' 7" (6.45m x 3.22m) : Two single panel central heating radiators. 13 Amp power points.

Outside :

FRONT : Enclosed forecourt.

REAR : Gravel laid driveway providing off road parking for a number of vehicles. Enclosed established lawned gardens with terrace seating area. Adjacent to the rear of the property is an Indian stone paved terrace excellent for alfresco entertaining.

SUBSTANTIAL BARN STYLE GARAGE 29' 6" x 17' 6" (8.98m x 5.33m) internal measurements : Dual aspect windows. Power and light. Two double timber doors.

TENURE : Freehold (subject to solicitors verification).

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

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

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

DIRECTIONS: SATNAV SK11 0SE

