

Timothy a brown



Energy performance certificate (EPC)

Coppice Side Farm Heaton, Rushton Spencer MACCLESFIELD SK11 0SH	Energy rating E	Valid until 30 June 2035
Certificate number 2354-3852-1208-6395-6264		

Property type: Semi-detached house
Total floor area: 78 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 \(https://www.gov.uk/guidance/energy-guidance-for-landlords-on-the-regulations-and-exemptions\)](https://www.gov.uk/guidance/energy-guidance-for-landlords-on-the-regulations-and-exemptions)

Energy rating and score

This property's energy rating is E. 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

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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www.timothyabrown.co.uk

Coppice Side Farm,
Heaton, Rushton Spencer,
Macclesfield, Cheshire SK11 0SH

Selling Price: £630,000

- A BEAUTIFULLY CRAFTED STONE COUNTRY HOME SET IN APPROX 1.26 ACRES
- CHARMING, TRADITIONAL L-SHAPED DINING KITCHEN
- INVITING LOUNGE WITH CAST-IRON FIREPLACE
- THREE BEDROOMS & A TRADITIONAL BATHROOM
- ELECTRIC GATED ACCESS LEADING TO COBBLED DRIVEWAY & GENEROUS COURTYARD
- LANDSCAPED GARDENS WITH STONE TERRACE, EXTENSIVE LAWNS & THATCHED GAZEBO
- STONE AND BRICK SHIPPON WITH DOUBLE GARAGE & TWO ADDITIONAL OUTBUILDINGS
- BREATHTAKING PANORAMIC VIEWS
- POTENTIAL FOR TWO HOLIDAY COTTAGES (SUBJECT TO RENEWED P.P.)
- PEACEFUL YET WELL-CONNECTED LOCATION WITH EASY ACCESS TO MACCLESFIELD, CONGLETON & LEEK

Coppice Side Farm – A Rare Countryside Gem With Spellbinding Views

Discover a country home that feels like it has been lifted straight from the pages of a storybook. Coppice Side Farm is a beautifully crafted and impeccably presented stone residence, set within 1.26 acres of enchanting grounds and enjoying one of the most breathtaking rural outlooks in the region.

Tucked away in a peaceful, little-known corner of the countryside, this home offers a level of tranquillity that many dream of but few ever find. The only interruption to the stillness is the gentle birdsong drifting from the neighbouring woodland. The property sits within easy reach of Macclesfield, Congleton and Leek, making it a truly unique blend of serenity and convenience.

A Home of Character and Warmth

This charming semi-detached home, built in local stone, offers three well-proportioned bedrooms, double glazing, and oil-fired central heating. The welcoming entrance hall, framed by an elegant oak front door, leads into a delightful sitting room where a traditional cast-iron fireplace creates a striking focal point.

The heart of the home is the L-shaped dining kitchen, filled with natural light from four



windows across two elevations. Its diamond-patterned floor, recessed chimney breast, and antique pine cabinetry evoke a timeless country aesthetic that feels both authentic and inviting.

Upstairs, a long landing leads to three bedrooms and a beautifully appointed traditional bathroom. The main bedroom features an impressive suite of bespoke antique pine wardrobes, adding both charm and practicality.

A Setting That Truly Elevates the Home

Approached through electric double gates, the cobbled driveway opens onto a generous gravelled courtyard. Here you'll find a stone and brick shippon with an attached double garage, complete with electric doors. Planning permission granted in 2002 for two holiday cottages offers exciting potential for future development (subject to renewed consent).

The gardens are nothing short of spectacular. Sweeping lawns, a natural stone terrace, rising hillside to the rear, and a delightful thatched gazebo create a landscape that feels both expansive and intimate. Two additional outbuildings sit just behind the house, adding further versatility.



A Truly Exceptional Opportunity

Coppice Side Farm is more than a home—it's a lifestyle. A place where views stretch endlessly across the countryside, where craftsmanship and character shine through every detail, and where the outside world feels wonderfully distant yet remains reassuringly accessible.

Properties of this calibre, in settings as magical as this, rarely come to market. Coppice Side Farm is a chance to own something genuinely special.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Oak front door opening to:

HALL : Stairs to first floor. Doors to Kitchen Diner and Lounge.

LOUNGE 13' 9" x 13' 1" (4.19m x 3.98m): Double glazed window. Traditional cast iron fireplace.

'L'-SHAPED KITCHEN DINER 16' 3" x 15' 2" (4.95m x 4.62m): Four double glazed windows to dual aspects. Fitted with antique pine eye level wall and base units having Belfast sink inset with mixer tap. Space and plumbing for washing machine. Recessed chimney breast with space for AGA cooker. Diamond patterned flooring.

First Floor :

LANDING : Doors to principal rooms.



BEDROOM 1 13' 9" x 13' 1" (4.19m x 3.98m): Double glazed window. Antique pine wardrobes.

BEDROOM 2 9' 0" x 8' 5" (2.74m x 2.56m): Double glazed window.

BEDROOM 3 9' 9" x 6' 2" (2.97m x 1.88m): Double glazed window.

BATHROOM : Double glazed opaque window. Traditional style three piece suite comprising: Low level W.C, pedestal wash hand basin and freestanding bath with telephone style shower mixer tap and ornate feet. Timber style flooring.

Outside : Double electric gates opening to a cobbled driveway, beyond which is a large gravelled yard leading to a stone and brick built Shippon (30' 3" x 12' 4") with attached Double Garage (17' 3" x 17. 1") with electric vehicle access doors. Extensive lawned gardens, natural stone flagged terrace and a thatched Gazebo. Two small outbuildings. The gardens and grounds extend to approx 1.26 acres.

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

SERVICES : Mains water and electricity. Oil fired central heating. Drainage via septic tank (the vendor is in the process of arranging a new, jointly owned treatment plant, with the attached property).

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: E

DIRECTIONS: SATNAV SK11 0SH

