Whittaker & Biggs
Est. 1930
Rostons Group







Ivy Cottage Heaton, Rushton Spencer, Macclesfield, SK11 0SJ

Offers Over £350,000

- Charming "chocolate box" stone cottage set in a peaceful rural location
- Two inviting reception rooms, including one featuring a characterful log burner
- First-floor bathroom with a charming claw-foot bath and separate shower enclosure
- Stunning balcony enjoying far-reaching views over the surrounding countryside
- Beautiful west-facing garden providing an ideal space to relax and enjoy the evening sunshine
- Wealth of character and period charm throughout, complemented by attractive rural surroundings
- Two well-proportioned bedrooms, with the principal bedroom benefiting from its own private balcony
- Traditional-style kitchen featuring a Sandyford range oven, blending character with practicality
- Private driveway offering convenient off-road parking

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Ivy Cottage Heaton, Macclesfield SK11 0SJ

Selling with NO CHAIN! Whittaker & Biggs would like to welcome you to Ivy Cottage, a charming stone-built cottage nestled in the picturesque village of Heaton, Rushton Spencer. This delightful property, dating back to 1800, offers a unique blend of historical character and modern comfort, making it an ideal home for those seeking a tranquil lifestyle.

Ivy Cottage features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The two well-proportioned bedrooms provide a peaceful retreat, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the sun terrace/balcony, which boasts far-reaching views over the stunning neighbouring countryside. Imagine sipping your morning coffee or enjoying a glass of wine in the evening while taking in the breath taking scenery. The west-facing rear garden is an additional

2 1 2 E

Council Tax Band: D





Location

Found within the picturesque hamlet of Heaton, Ivy Cottage offers an enviable rural lifestyle surrounded by rolling countryside and far-reaching views. This peaceful location is perfect for buyers seeking an escape from the hustle and bustle of town living whilst remaining within easy reach of local amenities. Whether enjoying morning coffee on the balcony, exploring nearby walking routes, or relaxing in the west-facing garden as the sun sets, this is a home that embraces the outdoors. Combining village charm, characterful surroundings and access to neighbouring market towns, Ivy Cottage provides a wonderful opportunity to enjoy country living in one of the area's most scenic settings.

Ground Floor

Porch

4'9" x 3'11"

Composite double glazed door to the frontage, wood glazed stained glass window to the left and right aspects, tiled floor.

Sitting Room

13'1" x 12'9"

Wood glazed door to the frontage, stairs to the first floor, log burner, tiled hearth, stone surround, wood mantle, UPVC double glazed window to the frontage, radiator, ceiling beams.

Upper Sitting Room

10'6" x 7'11"

UPVC double glazed French doors to the rear, two UPVC double glazed windows to the rear, wood floor.

Dining Room

13'3" x 6'8"

UPVC double glazed window to the frontage, radiator, built in storage cupboard.

Kitchen

14'0" x 8'8"

UPVC double glazed bay window to the rear, UPVC double glazed composite door to the side aspect, units to the base and eye level, Sandyford range oven, ceramic sink and a half with drainer, brass mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, tiled floor.

First Floor

Bedroom One

13'3" x 9'9"

UPVC double glazed window to the frontage, UPVC double glazed patio doors to the rear, radiator, ceiling beams, loft hatch, wood floor.

Roof Terrace / Balcony

10'5" x 7'10"

Iron railings, paved floor, far reaching views.

Bedroom Two

13'6" x 6'9"

UPVC double glazed window to the frontage, radiator, over stairs storage.

Bathroom

9'1" x 8'0"

UPVC double glazed window to the rear, freestanding, double ended, roll top, claw foot bath, brass taps, walk in shower enclosure, brass fitments, pedestal wash hand basin, brass taps, low level WC, two radiators, part tiled, airing cupboard.

Externally

To the frontage, paved driveway suitable for two cars, fence boundary, gated access to the rear.

To the rear, paved area, decked area, fence and hedge boundary, log store.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





















Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

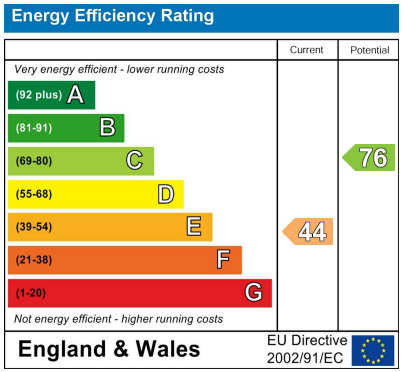


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