Whittaker&Biggs Est. 1930
Rostons Group

Isle Farm Heaton, Rushton Spencer, Macclesfield, Cheshire, SK11

Offers In Excess Of £850,000

- Beautiful stone farmhouse dating from the late 1800s with stunning west facing panoramic views
- 4 bedrooms
- Traditional farmhouse kitchen with Stanley range providing central heating and hot water
- Approximately 5.86 acres included, with a further 14.38 acres available by separate negotiation
- 3 reception rooms
- Double garage and attached workshop
- Completely private setting accessed via a no-through country lane
- Striking dining hall incorporating original architectural salvage from Eaton Hall with mezzanine
- Extensive traditional stone built outbuildings including loose boxes, tack room, feed room and wood store

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Isle Farm Heaton, Macclesfield SK11 0SR

A rare opportunity to acquire a beautiful and highly private stone farmhouse with traditional outbuildings and approximately 5.86 acres, with a further 14.38 acres available by separate negotiation.

Occupying an elevated, south-facing position, Isle Farm enjoys extensive rural views and direct access to some of the Peak District's finest walking country. Approached via a quiet, single-track, no-through country lane and private drive, the property offers peace and seclusion approximately 10 minutes by car from Leek.

Dating from the late 19th century, the farmhouse retains considerable character and period features alongside practical modern improvements. The accommodation includes four bedrooms, three reception rooms and a traditional farmhouse kitchen.

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Council Tax Band: G

Entrance Hallway
UPVC double glazed stable door to the front elevation, UPVC double glazed window to the side, electric cooker point, tiled floor, battery storage with inverter, Belfast sink, storage cupboards, oil fired boiler, loft access, inset downlights.

Kitchen/Dining Room
28'2" x 9'10"
Range of fitted units to the base and eye level, Oil fired Stanley, Belfast sink unit with chrome mixer tap, UPVC double glazed window to the front elevation, inset downlights, space for a freestanding fridge, tiled floor.
Dining Area: UPVC double glazed window to the front elevation, radiator, inset downlights, tiled floor.

Utility Room
6'7" x 5'11"
Range of fitted units to the base level, ceramic one and a half bowl sink with drainer and chrome mixer tap, UPVC double glazed window to the rear elevation, radiator, space for a dishwasher.

WC
3'5" x 5'11"
Lower level WC, UPVC double glazed window to the side elevation, sink with chrome mixer tap, built in storage.

Reception Room
14'5" x 22'10"
UPVC double glazed window to the rear and side elevation, UPVC double glazed door to the side elevation, two radiators, wood burning stove set on a tiled hearth, inset downlights, stairs to the first floor, built in storage with cabinet.

Reception Room Two
21'10" x 9'11"
Tiled floor, inset downlights, UPVC double glazed window and door to the front elevation, radiator.

Reception Room Three
21'0" x 22'6"
Tiled floor, access to the mezzanine, wood burning stove set within a stone hearth, surround and mantle. UPVC double glazed windows to the rear and side elevations, velux style windows to the rear elevation, two radiators, wall lights.

Mezzanine
22'5" x 6'3"
UPVC double glazed window to the side elevation, decorative ornamental wooden banister and access to Store Room.

Inner Hallway
Wood door to rear patio.

WC
6'8" x 2'10"
Lower level WC, sink, UPVC double glazed window to the side elevation.

Utility Room
13'11" x 7'11"
Radiator, dual Belfast sink, built-in cupboards, gas hob, space for a washing machine and dryer, UPVC double glazed window to the front and side elevation.

Shower Room
3'0" x 6'11"
Walk in shower with chrome fitment, tiled, UPVC double glazed window to the rear elevation.

Sauna
6'2" x 6'2"
Built in Sauna.

First Floor

Landing
Feature stone wall with wood window.

Bedroom One
10'0" x 21'10"
UPVC double glazed windows to the front and side elevation, radiator, wall lights.

Bedroom Two
11'0" x 9'11"
UPVC double glazed window to the rear elevation, radiator, velux style window to the side elevation.

Bedroom Three
14'5" x 9'9"
UPVC double glazed window to the front and side elevation, radiator, built-in wardrobe, loft access.

Bedroom Four / Dressing Room
12'10" x 6'9"
Built-in wardrobes, UPVC double glazed window to the front, radiator.

Bathroom
5'5" x 10'2"
Panelled bath with chrome mixer tap and shower attachment, wall-mounted Roca sink unit, lower level WC, walk-in shower enclosure incorporating electric shower, partly tiled, chrome heated ladder radiator, Velux style window to the side elevation, inset down lights.

Land
The farmhouse, outbuildings and surrounding land extend to approximately 5.86 acres, outlined in red on the plan, incorporating a vegetable garden, established gardens and a gravel driveway. Two additional parcels of land, extending to approximately 4.12 acres and 10.26 acres and outlined in blue, are available by separate negotiation. Together, the land offers a varied mix of pasture, rough grazing and woodland, with scope for agricultural, equestrian and amenity uses, subject to any necessary consents.

Double Garage & Workshop
20'2" x 19'10"
Light and power connected, two garage doors to the front elevation.
Workshop to the side with door to the front elevation, window to the side elevation, light and power, door to access the garage.

Loose Box
9'11" x 12'8"
Light connected, window to the side elevation, door to the front elevation.

Feed Room
7'10" x 4'11"
Door to the front elevation.

Loose Box One

14'7" x 10'9"

Window to the front and side elevation, door to the rear elevation.

Loose Box Two

13'1" x 10'5"

Window to the front elevation, door to the rear elevation, access to the tack rooms.

Tack Rooms

6'5" x 16'7"

Two windows to the rear elevation, door to the side elevation.

Wood Store

6'4" x 16'5"

Two windows to the front elevation, door to the side elevation.

TOTAL FLOOR AREA : 3911 sq.ft. (363.3 sq.m.) approx.

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

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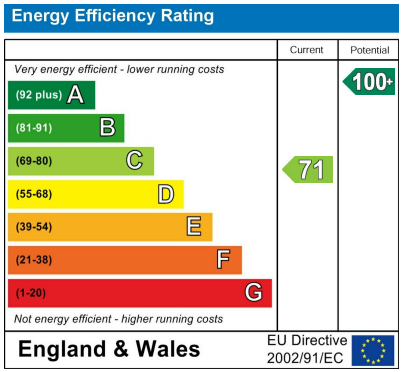

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