Whittaker & Biggs
Est. 1930
Rostons Group







Slipways Reacliffe Road, Rudyard, Staffordshire, ST13 8RS

Offers In Excess Of £500,000

- RESIDENTIAL USE Two bedroom detached property
- Excellent holiday home or Airbnb business opportunity
- Open plan layout
- Stunning waterside location
- Two shower rooms
- Utility and study
- Uninterrupted views of the lake
- Mooring rights
- NO CHAIN

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

Slipways Reacliffe Road, Rudyard ST13 8RS

RESIDENTIAL USE A rare and exciting opportunity to purchase Slipways, a two bedroom detached residence which was built in 2006 and is nestled on the bank side of Rudyard Lake. This highly desirable location, offers uninterrupted views of the lake, mooring and fishing rights, excellent walks on the doorstep, an ideal business opportunity for an Airbnb or second home. The property is accessed via Reacliffe Road, has off street parking for two vehicles and gated access from the road to the property. The property has a spacious layout over two levels, is immaculately presented, two shower rooms, light and airy landing, two reception rooms, useful utility and study room.

2 2 2

Council Tax Band: C





Hallway

Two Velux style windows to the front elevation with blinds, two radiators, storage cupboard, wall lights, vaulted ceiling. Upvc double glazed door and windows to the rear elevation, stairs to the lower ground floor, loft access. - Size : -

Bedroom One

14'8" x 11'5"

Radiator, two Velux 3-in-1 roof windows to the front elevation with blinds, access to the ensuite room. - Size : - 14' 8" x 11' 5" (4.47m x 3.47m)

Ensuite

5'5" x 5'6"

Lower level WC, corner shower cubicle with chrome fitment, corner sink with chrome fitment, extractor fan, shaver point, ladder radiator. - Size : - 5' 5" x 5' 6" (1.66m x 1.68m)

Bedroom Two

17'5" x 8'6" (Maximum Measurem

Two radiators, UPVC double glazed window to the rear and front elevation, three UPVC double glazed windows to the side elevation, vaulted ceiling. - Size : - 17' 5" x 8' 6" (5.31m x 2.59m) (Maximum Measurem

Shower Room

7'6" x 5'6"

Corner shower cubicle with chrome fitment, vanity unit with storage beneath, lower level WC, chrome heated ladder radiator, double glazed window to the front elevation, extractor fan, shaver point. - Size : - 7' 6" x 5' 6" (2.29m x 1.67m)

Lower Ground Floor

- Size : -

Open Plan Living/Dining Room

20'1" x 17'4"

Two radiators, UPVC double glazed windows to the front elevation, UPVC double glazed patio doors to the front elevation, UPVC double glazed windows to the side elevation. - Size : - 20' 1" x 17' 4" (6.13m x 5.28m)

Kitchen

11'5" x 8'4"

Range of fitted units to the base and eye level, sink unit with drainer, integral dishwasher, four ring electric hob, electric oven, extractor, inset downlights, tiled splashbacks, integral fridge, UPVC double glazed window to the side and rear elevation. - Size : - 11' 5" x 8' 4" (3.48m x 2.55m)

Sitting Room

16'0" x 11'5"

UPVC double glazed patio doors to the front elevation, two radiators, UPVC double glazed windows to the side and rear elevation. - Size : - 16' 0" x 11' 5" (4.87m x 3.48m)

Study

5'5" x 5'6"

Radiator, UPVC double glazed window to the side and rear elevation. - Size : - 5' 5" x 5' 6" (1.66m x 1.67m)

Utility

7'0" x 5'7"

Lower level WC, UPVC double glazed window to the rear elevation, radiator, ceramic sink unit with drainer and mixer tap, plumbing for washing machine, tiled splashbacks, wall units. - Size : - 7' 0" x 5' 7" (2.13m x 1.69m)

Outside

Externally to the front is stone patio area, gravel area, raised walled boundary, gravelled path to the Lake.

To the side is gravelled path with staircase.

To the rear is stone path, railings, tiered garden, steps onto Reacliffe Road, well stocked, dry stone walls, timber garden shed, parking for two vehicles. - Size : -











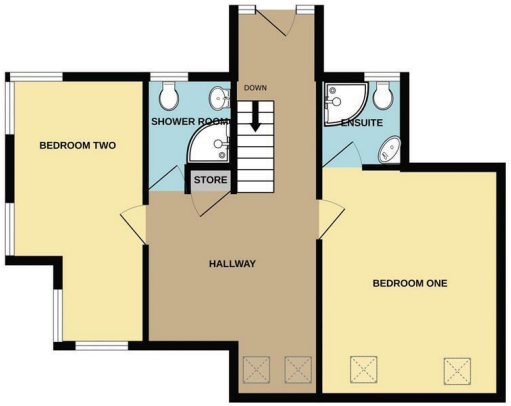








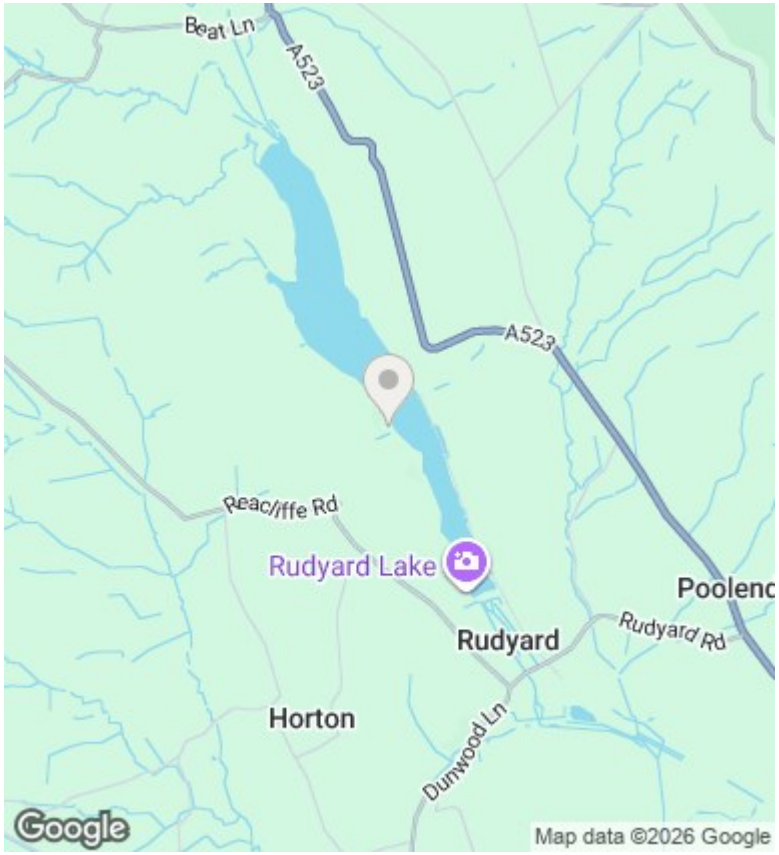
GROUND FLOOR



LOWER GROUND FLOOR



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.
Made with Metropix ©2024



Directions

From Leek proceed out of the town on the A523 Macclesfield Road. Follow this road and take the first left into Rudyard Road signposted Rudyard. Follow this road to its extremity and at the mini roundabout turn right signposted Biddulph Moor and keep left. Follow this road proceeding up the bank and after passing Horton School

Photo Editing Disclaimer:

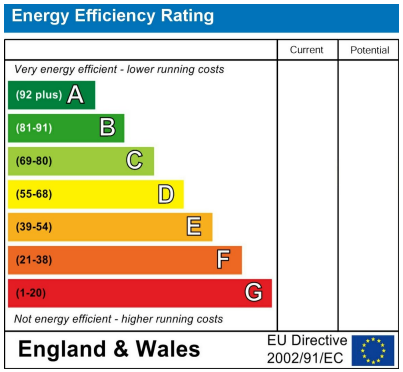
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

Viewings

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

Council Tax Band

C



45-49 Derby Street, Leek, Staffordshire, ST13 6HU
01538 372006
leek@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/