



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Gun End House

Heaton Rushton Spencer, Macclesfield, SK11 0SJ

**Offers In The Region Of £750,000**



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Macclesfield, SK11 0SJ

Nestled in the picturesque hamlet of Gun End in the Peak District National Park, this remarkable three bedroom detached house, originally a Methodist chapel converted in 1986, includes expansive gardens and triple garage with potential to convert above (subject to consents). With three spacious reception rooms and three well-appointed bedrooms, the property ensures comfort for family and guests alike, along with three bathrooms that cater to the needs of a busy household.

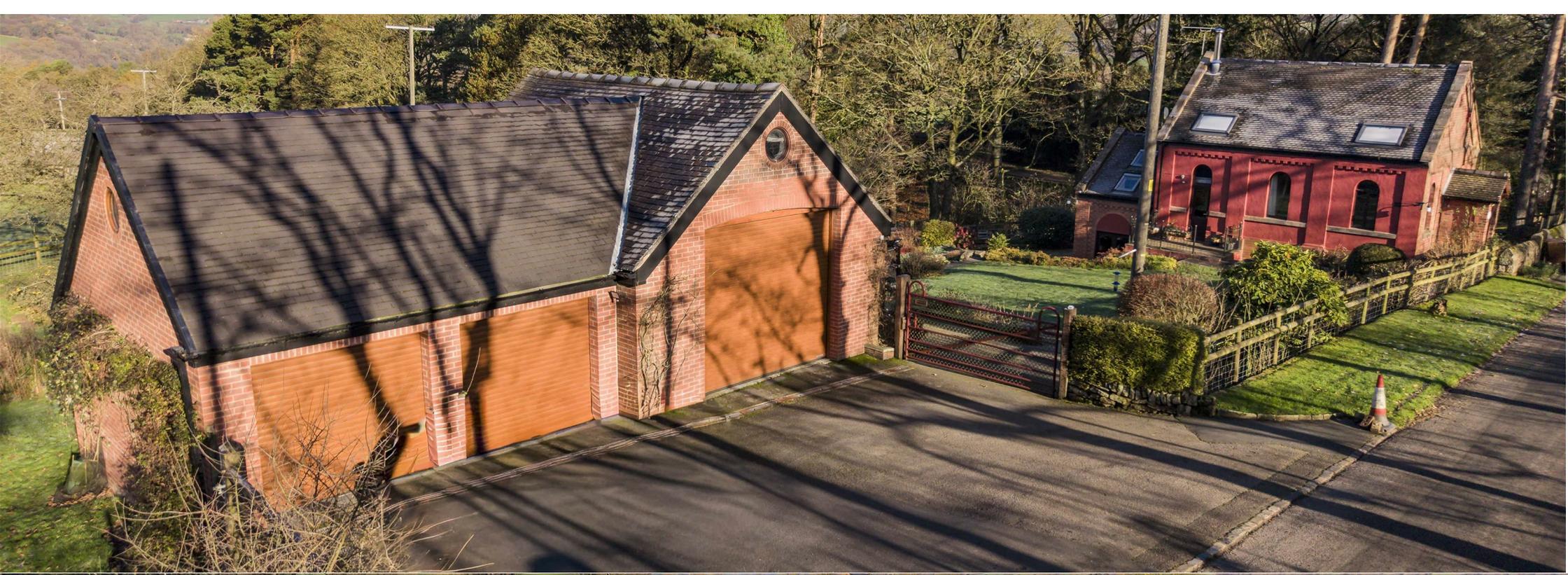
Set on a generous plot, the property is surrounded by beautifully maintained gardens, an enchanting orchard, and naturally fed ponds, creating a serene and tranquil environment. The expansive outdoor space is perfect for those who appreciate nature and outdoor living, providing a wonderful setting for family gatherings, quiet moments of reflection or the keen gardener.

In addition to its charming interior and stunning exterior the beautiful rural location enhances the appeal of this home, providing a peaceful retreat while still being conveniently located for nearby towns such as Leek and Macclesfield. With a supportive close community and two local primary schools on the doorstep along with footpaths in every direction, the location is second to none.

This exceptional property is a rare find, combining historical charm with so many original features maintained, alongside modern comforts in a stunning rural setting. It is ideal for those seeking a unique home that offers both space and tranquillity.

**VIEWING HIGHLY RECOMMENDED.**







### Directions

From Leek take the Macclesfield Road out of Leek towards Macclesfield after approx 2 miles turn right onto Leek Old Road for 0.5 miles approx until you need to turn right again onto Rudyard Road. Continue along Rudyard Road for approximately 2 miles and the property will be found on the left just before the road bends to the left.

WHAT 3 WORDS

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### Entrance Porch

A fantastic porch entrance with double doors to front with original stained glass window over set in original stone with tiled floor.

### Kitchen

10'11" x 7'9" (3.33 x 2.38)

A good sized kitchen with an excellent range of units comprising base cupboards, drawers and wall cupboards housing built in oven with microwave and grill, integrated dishwasher and fridge, work surfaces with inset one and a half bowl sink unit, four ring ceramic hob with extractor over, wood double glazed windows to two elevations, cushioned floor and Plinth heater.



**Dining Room**  
15'4" x 12'6" max (4.68 x 3.82 max)

With original feature double wooden doors to front aspect and beautiful beamed ceiling the dining room boasts two wood double glazed windows to front and side, radiator, staircase off, access door to lower ground floor. Built in cloak cupboard ideal storage option.

**Living Room**  
20'7" x 15'5" (6.29 x 4.70)

With UPVC external door leading to raised patio the living room enjoys a beautiful feature Jotul wood burning stove on tiled hearth alongside beamed ceiling and door to side aspect. wood double glazed window to side and radiator. The living room has plenty of space to house built in office desk and shelving providing ideal storage.

The living room has two archways that lead to a second living room/lounge:-

**Lounge**  
18'1" x 10'1" (5.53 x 3.08)

An extension to the living room this second lounge provides extra living space or quiet reading room/music room with wood double glazed arched window to rear and four double glazed Velux windows letting in plenty of light to enhance the space already available. The room is heated again by radiators and will benefit from the log burner's heat between the two archways.





**First Floor Landing**  
Feature original ornate cast iron ceiling vent (decorative purposes).

**Bedroom One**  
14'8" x 11'9" (4.48 x 3.60)

A fantastic sized bedroom with wooden built in bedroom furniture providing ideal storage and wardrobe space. Upvc double glazed windows to rear aspect, double glazed Velux window again providing ample light to the bedroom and radiator. Special feature of this room are the exposed original beams.

**Ensuite**  
8'8" x 5'9" (2.66 x 1.76)

Enclosed shower cubicle incorporating shower fitment, low level wc, pedestal wash basin, radiator, double glazed Velux window. Built in airing cupboard.

**Bedroom Two**  
11'10" x 9'7" (3.62 x 2.94)

A good sized double bedroom with feature exposed original beams and double glazed Velux window, radiator and wall mounted electric heater,



**Family Bathroom**  
7'9" x 5'8" (2.37 x 1.75)

Suite comprising panelled bath with mixer taps and shower attachment, low level wc, pedestal wash basin, radiator, double glazed Velux window.

**Bedroom Three**  
9'6" x 8'7" (2.91 x 2.63)

Good sized third bedroom with double glazed Velux window to front, radiator, exposed original beams and shelving.

**Lower Ground Floor**

**Utility Area**  
14'1" x 5'3" (4.31 x 1.61)

A multi purpose fantastic space housing base and wall cupboards with work surfaces over housing stainless steel sink unit and benefitting from plumbing for washing machine, space for tumble dryer, radiator, laminate floor.



**Shower Room**  
5'1" x 4'11" (1.57 x 1.51)

Enclosed shower cubicle incorporating shower fitment, low level wc, pedestal wash basin, radiator, wooden double glazed window, laminate floor and extractor fan.

**Reception Room/Bedroom**  
18'2" x 9'9" (5.54 x 2.98)

A fantastic multipurpose room accesible from outside through a pair of part wooden double doors which open onto patio area, wood double glazed windows to rear and side, part tiled and carpet floor, radiator.





**Adjoining Outside Storage**  
Housing oil boiler, power and lighting.

**Double Garage**  
20'11" x 17'9" (6.38 x 5.43)  
Electric roller shutter doors, concrete floor, pedestrian door to side, sink unit and power.

**Adjoining Double garage**  
19'5" x 18'0" (5.94 x 5.50)  
Double electric roller shutter doors, concrete floor, power and lighting, opening into adjoining double garage.  
Loft storage over being fully boarded with lighting with potential for alternative uses (subject to necessary consents)

**Outside**  
Enclosed spacious lawned gardens with a variation of established trees and shrubs. Stone flagged private rear patio area. Useful Garden Shed & Log Store.

Field gate to the side giving access to two naturally fed wildlife ponds creating habitats for dragonflies, frogs, wild ducks etc.

Further benefitting from an established orchard offering various fruit trees to include apple, plum, pear and damson with a sizeable vegetable plot with fruit bushes.

**Services**  
Mains electric and water, oil central heating, septic tank drainage.  
Wireless internet with Fast Fibre available within the next 6 months.



### Viewings

By prior arrangement through Graham Watkins & Co.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

### Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.









## Floor Plan



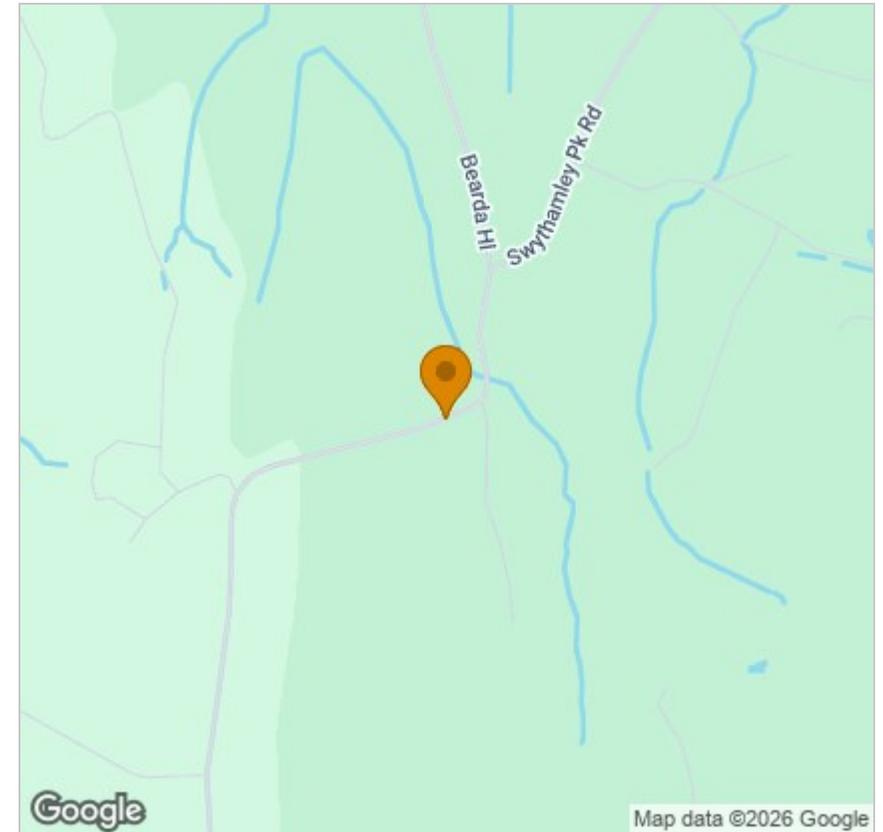
## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

