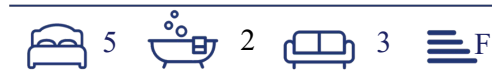




STEPHENSON BROWNE

## The Old Vicarage, Rushton Spencer SK11 0RN



**£880,000**

# DESCRIPTION



Tucked away within a picturesque expanse of open countryside, this remarkable period residence, a former vicarage dating back to 1854, offers a rare opportunity to own a true piece of local history. Set within a generous plot of approximately three quarters of an acre, the property combines character, charm, and exciting potential, creating an idyllic setting for family life.

Approached via a stone gateway beside its own fertile orchard, the grounds immediately impress and are further enriched by the presence of the charming "Old Vicarage Well," a distinctive historic feature that adds to the property's heritage appeal. A variety of established fruit trees including damson, apple and pear provide both beauty and practicality, whilst a dedicated kitchen garden lies to the rear of the house, ideal for growing your own produce. The main garden features a wildlife pond with lily pads, newts, and frogs, while the surrounding trees often play host to owls, enhancing the home's peaceful, rural atmosphere.

A range of traditional outbuildings further enhance the property, including a historic coal house still in use today, with coal delivered via the original roadside chute. There is also a detached garage, summer house, ample off-road parking, and a greenhouse equipped with power and water supply.

Surrounded by rolling fields and farmland, the setting offers a true countryside lifestyle, yet remains within walking distance of The Royal Oak community pub and Village School. Rudyard Lake is also nearby, perfect for walking and outdoor pursuits. Positioned between Congleton, Macclesfield, and Leek, the property benefits from access to a wide range of amenities, well-regarded schools, and convenient transport links, making it an ideal balance of rural living and accessibility.

Welcomed by a stone porch, internally the home is of an impressive scale, with a grand entrance hall setting the tone for the accommodation beyond. The lounge is a warm and inviting space, centred around a coal slate fireplace and enhanced by elegant bay windows that flood the room with natural light. The dining room continues the theme of period character, featuring a striking Coalbrookdale cast iron fireplace and garden-facing bay window.

Additional ground floor accommodation includes a WC and a versatile study or sitting room, complete with a cast iron fireplace with tiled hearth and marble surround. From the entrance hall, stairs lead down to a three-part cellar, currently utilised as a wine store, offering excellent additional storage or potential for conversion into further living space, subject to the necessary planning consents.

The dining kitchen forms the heart of the home, fitted with a traditional Rayburn oil fired cooker and providing ample space for additional appliances. From here, access flows through to the rear hall, which in turn leads to a useful utility room, pantry, and store. There is also external access to the courtyard, where the outbuildings, including the coal house and tool sheds, are conveniently located.

Upstairs, a galleried landing creates a stunning first impression, crowned by a beautiful cupola roof light that bathes the space in natural light. This level provides access to five well-proportioned bedrooms, including a principal suite with en suite facilities and far-reaching views across the surrounding countryside and to Rushton Church on the hill. A separate toilet and a spacious family bathroom along with an airing cupboard complete the first floor.

Every window frames a postcard-worthy view, reinforcing the sense of space, privacy, and connection to nature that defines this exceptional home. Offering significant scope for personalisation, this is a property where you can truly make your mark while preserving its rich heritage.

A rare and captivating opportunity, this unique home must be viewed to be fully appreciated. Once seen, it is unlikely to be forgotten.

**Entrance Hall**

22'6" x 10'2" max  
Grand wooden front entrance door, window to the front elevation, ceiling light fitting, carpet flooring, radiator, power points, providing access to the WC and stair access down to the cellar with further access to the ground floor accommodation.

**WC**

6'4" x 2'5"  
Low level WC, hand wash basin with pillar taps and tiled splash back, ceiling light fitting, carpet flooring, window to the side elevation.



## Lounge

16'10" x 14'3"

Mullioned walk in bay window to the side elevation, ceiling light fitting, carpet flooring, Victorian cast iron coal fireplace with tiles and slate surround, two radiators, picture rail, power points.

## Dining Room

16'11" x 14'4"

Mullioned walk in bay window to the side elevation, ceiling light fitting, Coalbrookdale fireplace, carpet flooring, two radiators, picture rail, power points.

## Morning room/Study

17'3" x 9'4"

Parquet wooden flooring, wooden walk in bay window to the rear elevation, decorative original cast iron fireplace with marble surround, radiator, ceiling light fitting, picture rail, integrated shelving, power points.

## Dining Kitchen

15'9" x 14'7"

Fitted kitchen comprising wall and base units with work surface over, one and a half bowl single drainer stainless steel sink with mixer tap, integrated eye level double oven, Rayburn range cooker with pine fireplace surround, space and plumbing for dishwasher, space for fridge, window to the side elevation, two ceiling light fittings, wall light fitting, vinyl tile effect flooring, radiator, power points, direct access into the rear hall.



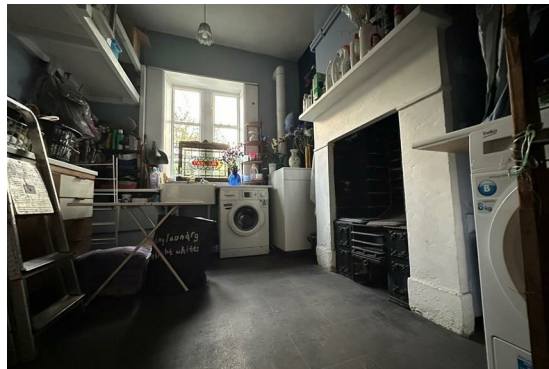
## Rear Hall

Providing access to the utility, pantry and store with external access out into the courtyard, ceiling light fitting, tile effect flooring, window to the front elevation.

## Utility Room / Cloakroom

13'1" x 9'7"

Window to the rear elevation, Belfast porcelain sink with pillar taps, space to house washing machine and dryer, houses the oil fired boiler, tile effect flooring, feature original fireplace, ceiling light fitting, fitted shelving and hanging rails, base units with cupboard and draws with work surface over.



## Pantry

7'10" x 4'11"

Window to the rear elevation, fitted shelving for storage, ceiling light fitting, tile effect flooring, power point.

## Workroom/Store

7'10" x 4'10"

Window to the rear elevation, fitted shelving for storage, ceiling light fitting, tile effect flooring.



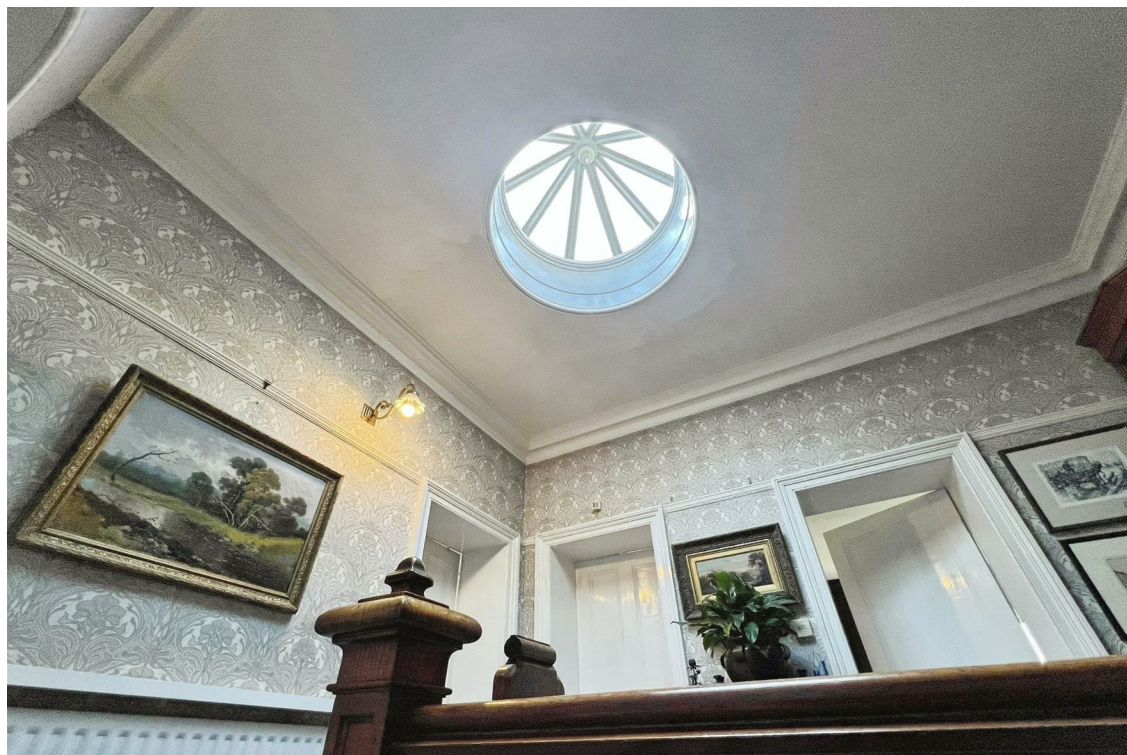
## Cellar

Main section measures 4.13m x 3.10m / Front section measures 3.10m x 2.35m / Rear section measures 3.47 x 3.10. Made up of three separate sections, ceiling light fitting, ventilation to outside.

## Galleried Landing

12'7" x 10'2"

Cupola roof light, carpet flooring, picture rail, radiator, wall light fitting, wooden pew, carpet flooring, giving access to all first floor accommodation.



## Master Bedroom

16'11" x 14'3"

Window to the side elevation, ceiling light fitting and two wall light fittings, two radiators, carpet flooring, power points, direct access into the En suite.

## En Suite

10'2" x 9'4"

Four piece suite comprising low level WC, hand wash basin with pillar taps, low level bath with pillar taps and tiled splash back, walk in mixer shower with removable shower head and tiled splash back, radiator, carpet flooring, ceiling light fitting, fitted shelving, door access to the landing and principle bedroom.



## Bedroom Two

16'10" x 14'3"

Window to the side elevation, ceiling light fitting, carpet flooring, two radiators, picture rail, power points.

## Bedroom Three

11'4" x 10'1"

Window to the rear elevation, ceiling light fitting, radiator, carpet flooring, picture rail, power points.



## Inner Landing

Giving access to the WC, bedroom four and five, main bathroom and Airing cupboard, ceiling light fitting, carpet flooring, window to the side elevation.

## Bedroom Four

13'1" x 9'5"

Window to the rear elevation, ceiling light fitting, radiator, carpet flooring, power points.



## WC

8'4" x 3'8"

Low level WC, hand wash basin with pillar taps and tiled splash back, radiator, ceiling light fitting, carpet flooring, window to the front elevation, access to main loft.



## Bedroom Five

11'4" x 11'0"

Window to the side elevation, ceiling light fitting, radiator, tile effect flooring, power points.

**Bathroom**

10'5" x 7'10"  
Four piece suite, low level WC, hand wash basin with pillar taps, low level bath with pillar taps, walk in mains shower, Edwardian tiles throughout, carpet flooring, radiator, ceiling light fitting, window to the rear elevation.

**OUTHOUSES**

Perfect for outdoor storage or subject to the relevant planning the potential to convert into an annex.

**Coal House**

7'9" x 7'1"

**Tool Shed**

7'2" x 6'9"

**Store**

**Detached Double Garage**

18'4" x 16'4"  
Power and sensor ceiling light, roller electric garage safety door, two windows to the rear elevation and one to the side elevation, side access external door.

**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

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**AML Disclosure**

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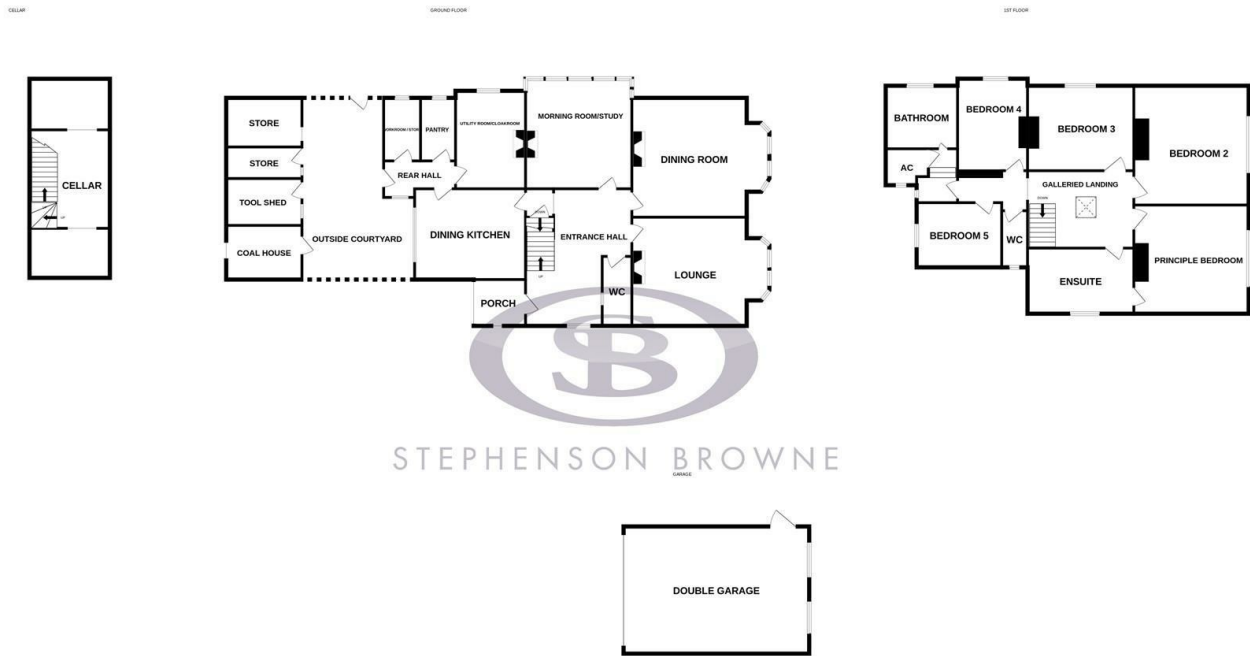








# Floorplans



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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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# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>71</b>	<b>England &amp; Wales</b>
		<b>38</b>	EU Directive 2002/91/EC

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