



# Station House Rushton Spencer

**Station House  
Station Lane  
Rushton Spencer  
Macclesfield  
Cheshire SK11 0QU**



**3**



**3**



**2**



**0.57 ac**



**F**

Station House presents a truly unique opportunity to acquire a Grade II Listed detached former Railway Station, situated within a popular semi-rural village. The property includes a characterful three-bedroom dwelling together with extensive lawned gardens, and various garages and outhouses, upon a plot extending to approximately 0.57 acres. Steeped in history, the property will suit those seeking a country residence with space to enjoy the amenity aspects of life.

**For Sale by Private Treaty.**

**Offers Over: £700,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Station House

## Location:

Station House is situated within the sought-after village of Rushton Spencer which offers a friendly village community with amenities including a well-regarded primary school, a church, and various popular country pubs within walking distance. The property enjoys excellent access to the nearby towns of Macclesfield (7.9 miles), Leek (5.3 miles), Congleton (6.2 miles), and Buxton (15.5 miles), all offering a broad range of high street shops, supermarkets, restaurants, medical centres, primary and secondary schools and transport links including train stations. The surrounding area is renowned for its scenic walks, cycle routes, and local beauty spots. The cities of Manchester, Derby and Stoke-on-Trent are also within convenient commuting distance, making it an ideal rural property with great connections.

## Description and Background:

Station House presents a truly unique Grade II Listed property boasting character and historic charm, formerly used as a Railway Station and offering many original features. The property locates centrally to the village of Rushton Spencer with great commuting links, briefly comprising an imposing three bedroom dwelling in need of internal modernisation but with great scope to adapt to a purchasers taste, together with impressive surrounding gardens offering a plot of 0.57 acres (0.23 ha), workshops/garages presenting home business opportunities (subject to consent), and off-road parking for multiple vehicles.

The sale offers an exciting opportunity to acquire a rare piece of Railway Heritage with period features upon an extensive plot, presenting a fantastic family home in a highly sought-after location.

## Directions:

Head northwest out of Leek on the A523 Macclesfield Road, following the road for approx. 4 miles into the village of Rushton Spencer. Pass through the village, continuing along the A523, before turning left onto Station Lane signposted for 'The Knot Inn'. The property can be found approx. 200 yards down Station Lane just after 'The Knot Inn' on the left hand side, indicated by our 'For Sale' board.

What3Words: //below. Louder.shelters

# Accommodation

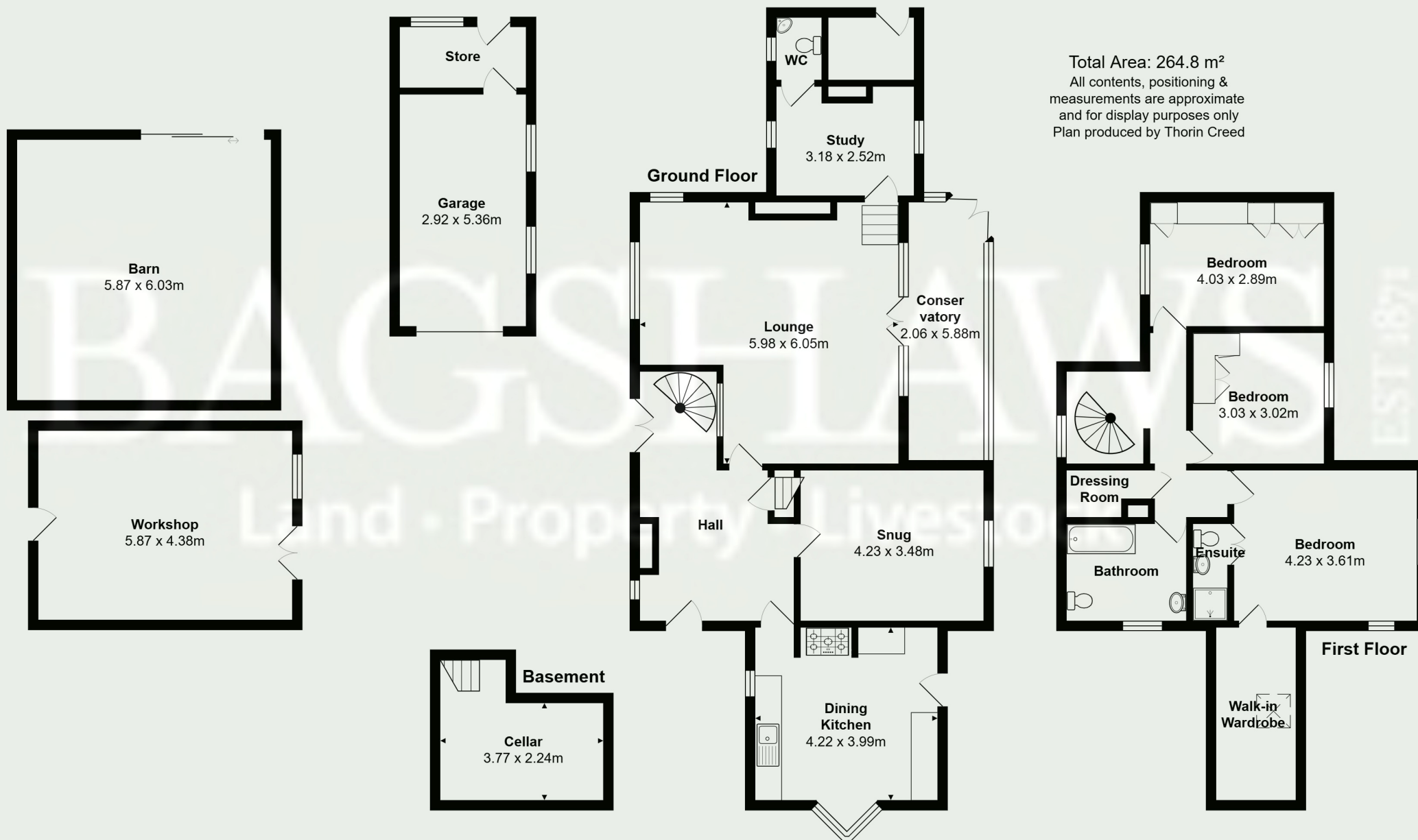
Station House is a beautiful stone-built Grade II Listed family home offering spacious living areas and well-proportioned rooms throughout. While the accommodation would benefit from some sympathetic modernisation throughout, it provides an excellent opportunity for a purchaser to update and renovate to their own personal taste. The property retains a wealth of character and charm, with many unique features including a feature Post Box and working open fires throughout, that nod to its rich history and former use.

With entrance to the ground floor through the front door, an inviting entrance hall presents a tiled floor, exposed timberwork and access to a useable cellar space, through to a Dining Kitchen with dual aspect views through floor length windows and an external door through to the rear garden. An impressive Living Room offers a bright space through stone-mullioned windows with access through an arch-doorway to a Conservatory overlooking the gardens. Further ground floor rooms include a Snug, and separate Office space with a cloakroom and w/c.

With a striking spiral staircase from the entrance hall, the first floor offers a Master Bedroom suite complete with a spacious dressing room and under the eaves storage, and ensuite hosting a shower, basin and w/c. The first floors offers two further double bedrooms, an airing cupboard/walk-in wardrobe, and a family Bathroom with bath, w/c, and basin. One of the bedrooms also offers access via a loft ladder to a spacious loft space presenting much useful storage.









## Externally

Station House occupies a generous plot of 0.57 acres (0.23 hectares), with extensive gardens and a former railway platform and track bed. The gardens adjoin the house to the south, presenting secluded lawned areas with mature hedgerow boundaries, shrubbed borders, a wide range of mature trees, and pleasant patio areas for outside seating. The former railway track bed runs through the centre of the plot, currently down to lawn, presenting great opportunity for those who are green-fingered to enjoy.

To the front of the house, a driveway area provides off-road private parking, whilst the garden area to the rear has the benefit of gated roadside access to offer further parking if needed.

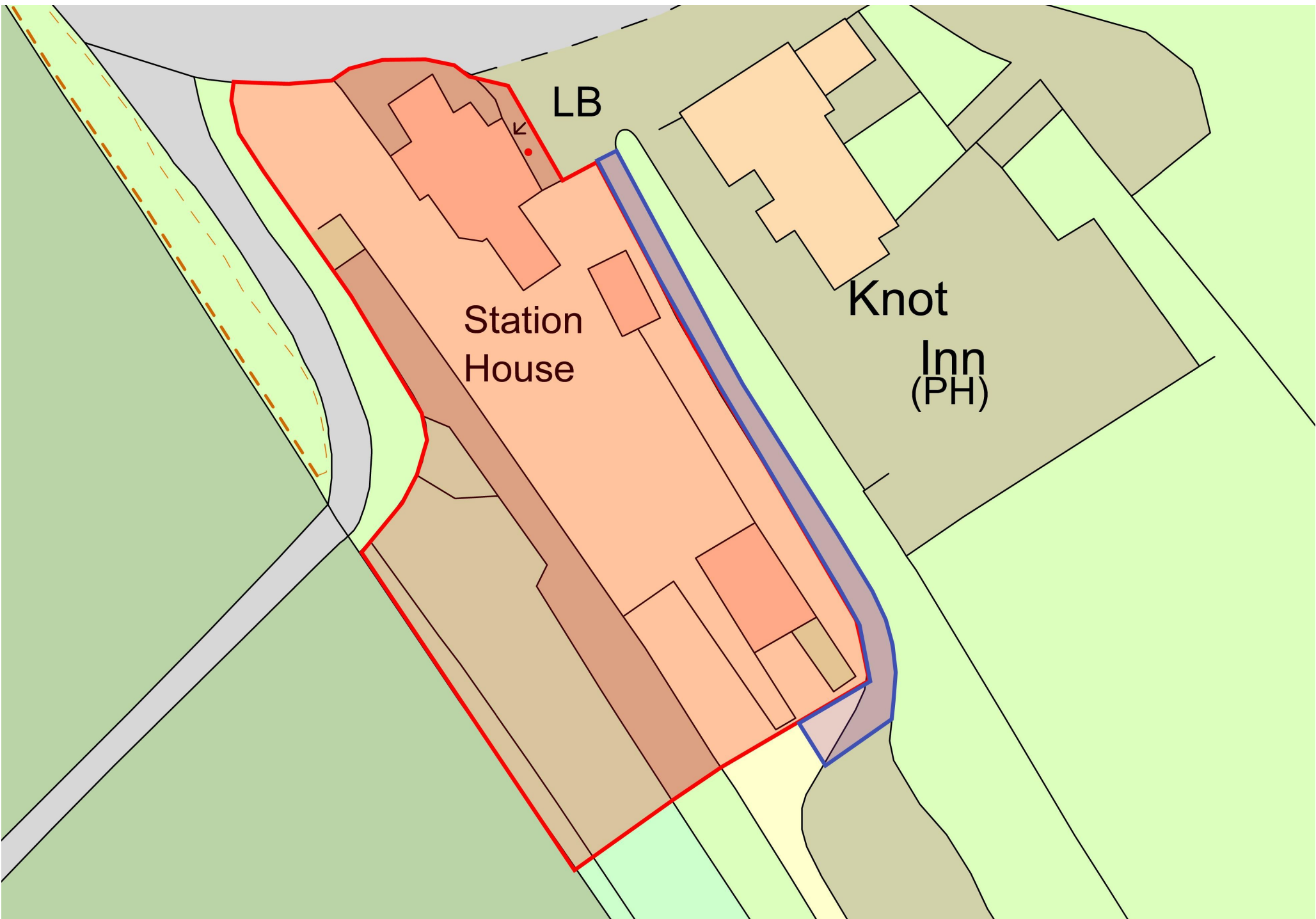
## Outbuildings

The property boasts a small range of outbuildings, each flexible in their uses depending on the purchasers needs, briefly comprising;

- Former Railway Shed - a timber frame and part-stone building under a pitched roof, located at the bottom of the gardens, offering a spacious area suitable for use as a garage, workshop, and/or general storage. The outbuilding benefits from a yard area to the front and gated access onto the public car park to the rear, where a right-of-way is granted down the lane to the side for access (48m<sup>2</sup>). The bonus of a separate access presents great opportunity for one to have a home business (subject to the necessary consent).
- A concrete block outbuilding currently utilised as a workshop, situated to the rear of the above (26.18m<sup>2</sup>).
- Boiler House - adjoining the dwelling to the south side, a general purpose outhouse and store, boasting an external w/c and basin (8.5m<sup>2</sup>).
- Garage - a single storey garage situated upon the driveway, with an up-and-over door and a pedestrian door to the rear (30m<sup>2</sup>).
- A collection of general timber garden stores, a summer house and a green house.







LB

Station  
House

Knot

Inn  
(PH)



# General Information

## Services:

The property benefits from mains water, and electricity, with private drainage via a septic tank. The heating is via an Air Source heat pump.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

## Mineral and Timber Rights:

It is understood that these are included in the sale as far as they exist.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. The property benefits from a right-of-way along the track to the side to access the garages to the rear.

**Council Tax Band:** F   **EPC Rating:** F

## Vendor's Solicitors:

Bowcock and Pursaill Solicitors, 54 St Edward Street, Leek, Staffordshire ST13 5DJ

## Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek, Staffordshire ST13 6HQ

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Method of Sale:

The property will be offered for sale by private treaty.

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

**Agents Note;** Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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