



Country house with views & annex set in nearly an acre

Queensgate House, Sugar Lane, Adlington, Macclesfield, Cheshire SK10 5SQ

Freehold

savills



5 bedrooms • 2 bathrooms • 3 receptions •
Conservatory/garden room • Breakfast Kitchen • 1
bedroom annex • Garage and workshop • Gardens to
nearly 1 acre

Local information

Queensgate House stands off a country lane in an elevated position with westerly views to the rear towards 'The Edge'. Rural yet not isolated the property is superbly placed to take advantage of the wonderful walks afforded by the canal, the Middlewood Way and being on the fringe of the Peak District National Park.

The rural village of Adlington has a Gastro pub, the Legh Arms, a village primary school rated Excellent by Ofsted and a real sense of community. Poynton School is within reach at senior level and in the private sector Kings School Macclesfield is shortly opening in nearby Prestbury.

The village railway station lies at the bottom of the hill and connects to Manchester and the main west coast line at Macclesfield, placing London about 1hr 48 minutes away. The airport is about a 20 minute drive away.

Sports, leisure and shopping facilities are all available in the nearby towns and villages and with gardens of an acre, there is plenty of space for a family to enjoy.

About this property

A delightful country house dating from the middle of the last century which has undergone a continuing improvement programme over the last 15 years.

The main house offers family accommodation arranged over

two floors and the principal rooms enjoy superb views over the countryside to the rear. In addition there is a self-contained separate annex above the double garage and workshop offering a double bedroom and perfect for visiting guests, staff or extended family.

The porch reveals an arched oak front door opening to a hall with oak flooring and a traditional staircase leading off. A cloakroom with WC and wash basin lies off the hall.

The triple aspect lounge has French doors to the rear and a stone fireplace with a Baxi grate for a real fire. The dining room lies off the lounge and is also accessed from the hallway.

The breakfast kitchen has views over the gardens to the front towards the hills and has contemporary base and wall cupboards under granite surfaces, a tiled floor, range cooker and a dresser unit incorporating an integral fridge and freezer. There is an American style fridge freezer and an island breakfast bar. A twin ceramic sink stands under the window.

Double French doors open to the adjoining conservatory sitting room with fantastic views over the gardens and a utility room with granite surfaces. The boiler room also lies off. A French door leads from the conservatory to the study/family room/snug at the rear of the kitchen, with a corner fireplace and a second French door to the garden and terrace.

The landing gives access to the



five bedrooms including the master bedroom with an adjoining house shower room, two further double bedrooms, all with fitted wardrobes, two smaller bedrooms and a well-appointed house bathroom with a separate shower cubicle.

The double garage has a rear workshop, an electric roller door and a hallway with a cloakroom and WC. A staircase leads up to the first floor with a bedroom, living room and bathroom. This has a separate heating boiler from the main house.

The gardens and long driveway extend to nearly an acre and the rear garden leads down to the Macclesfield canal, currently fenced with an access gate.

Tenure

Freehold

Local Authority

Cheshire East

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) Circa 2154 sq ft
Outbuildings Circa 1059 sq ft
Total Circa 3213 sq ft



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Promapv2
LANDMARK INFORMATION

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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