



## Elegant and spacious Grade II\* listed barn conversion

**3 New Hall Barn, Church Lane, Gawsworth, Macclesfield SK11 9RQ**

Freehold

savills



Four bedrooms • Four bathrooms, three en suite • Two reception rooms • Library/office area • Dining kitchen with Neff appliances • Loggia • Garage & car port • 100' enclosed gardens

#### Local information

In a glorious rural setting on the edge of the historic Cheshire village of Gawsworth, about 3 miles from Macclesfield Station (London Euston 1Hr 48mins, Manchester from 22 mins) and the centre of this market town. The village of Prestbury and market town of Congleton are about 5 miles distant and the M6 is 11 miles away.

The area has many golf courses, livery, sports clubs and leisure facilities and the Peak District National Park is close by. Sailing is available at Redesmere and Rudyard, both within easy reach. The area has some delightful footpaths, bridle ways and winding country lanes for walking.

The village of Gawsworth is very picturesque with Gawsworth Hall, the New Hall and the village church set behind their lakes, and the characterful Harrington Arms country pub down the lane. There's a village shop and primary school rated as good by Ofsted and there are senior schools in both the state and private sector in Macclesfield.

#### About this property

An incredibly impressive, award winning and sympathetic barn conversion carried out about 20 years ago within this substantial Grade II\* listed early 18th century barn, set within the delightful grounds of Gawsworth New Hall.

The property extends to around 2862 Sq ft and is arranged over three floors providing beautifully proportioned rooms on a grand

scale.

The impressive hall has a cloakroom with WC and double doors lead off to a drawing room with 11'4" high ceilings, an ornamental fireplace and two large windows to the front. This leads through to a library/office room with a door to the family sitting room with double doors to both the rear loggia and the dining kitchen.

The dining kitchen lies at the end of the hall and is well appointed with maple finish cupboards, granite surfaces and integrated Neff & Bosch appliances. A granite topped island has a breakfast bar and a French door opens to the loggia. Double doors lead through to the family sitting room. A utility room lies off.

The half landing gives access to the extensive master bedroom suite with two Velux windows, a 'Christians' style en suite bathroom with a separate shower and a well-appointed fitted dressing room. The main galleried landing overlooks the hall and leads through to a guest bedroom suite with an en suite bathroom with a separate bath and shower. The third bedroom is served by a house bathroom on the next half landing

The second floor provides a study landing area with two Velux windows and leads to a large bedroom suite with a dressing area, two Velux with plantation shutters and a lounge area, perfect as a teenage or generous guest suite. There are impressive exposed timbers and



an equally impressive en suite bathroom, marble floors and walls and exposed timbers.

The gardens extend to about 100 ft in length with the loggia area adjoining a stone flagged terrace, perfect for barbecues in the variable English summers. A gate leads from the gardens to the parking area with a garage, electrically powered door and a car port. There is a visitor parking area, a bin store and a communal garden store area.

**Tenure**

Freehold

**Local Authority**

Cheshire East

**Viewing**

Strictly by appointment with Savills





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**Gross internal area (approx)** 265.97 sq m / 2862.87 sq ft

**Garage** including Car Port 32.56 sq m / 350.47 sq ft

**Total** 289.53 sq m / 3213.35 sq ft

**Mark Holden**

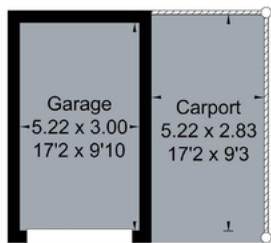
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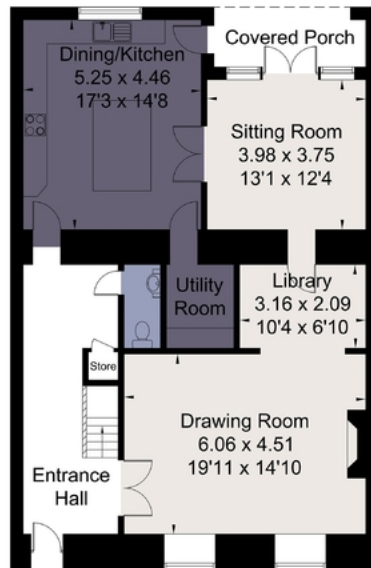
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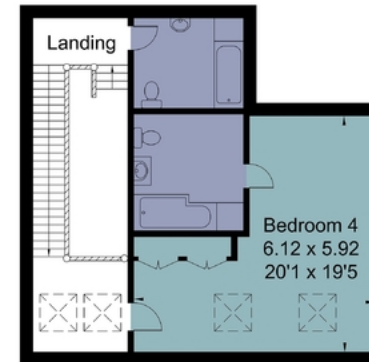
Garage/Carport



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floorplan, all measurements are approximate and no responsibility is taken for any error.

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