

## STUNNING STONE BUILT CANALSIDE RESIDENCE WITH OUTBUILDINGS AND MOORINGS

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BRANCHES,  
LEEK ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE SK11 0JQ

Freehold

savills



## FINE FAMILY HOUSE SET OVER THREE FLOORS WITH 850 SQ FT GAMES ROOM SET IN ABOUT 2.6 ACRES

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### Freehold

5 bedrooms ♦ 4 bathrooms ♦ 2 receptions ♦ Family kitchen  
♦ Games/entertaining room ♦ Double garage ♦ Range of outbuildings ♦ Workshops ♦ Private moorings ♦ Approx. 2.6 acres of woodland ♦ EPC rating = F

### Situation

Macclesfield: 3 miles (London Euston 1hr 48mins, Manchester from 22 mins), Prestbury: 6.5 miles, Congleton: 7 miles, Wilmslow: 11.5 miles, Manchester Airport: 15 miles, City Centre: 22.5 miles.

In a glorious setting within the picturesque Macclesfield Canal Conservation Area with views over the canal to the Cow Brook valley, Branches lies amidst a woodland setting at the head of a long driveway.

The property really is a hidden gem and lies only three miles south of the market town of Macclesfield with its main west coast line station placing London Euston and Manchester within easy reach. The local schools in the state and private sectors are well regarded with King's School Macclesfield and Beech Hall, Terra Nova and Alderley Edge schools within easy reach.

The town has well supported leisure facilities including thriving Rugby and Cricket Clubs, Athletics and gyms, livery and even sailing at Rudyard or Redesmere. The canal leads into the town and the tow path provides walking or cycling access to the village of Sutton with village pubs, and access to the Peak District National Park beyond.

For those requiring access to the North West's commercial centres the M6 can be accessed at Junction 17 via Congleton. Manchester airport is about 30 minutes' drive to the North with access to the M56.

### Description

This unique stone built house with mullion windows throughout was created about 40 years ago using mainly reclaimed stone and timber including a wealth of extremely rare pitch pine. A balcony and terrace wraps around 3 sides of the main living floor designed to make the most of its glorious setting with views over the valley. The main terrace is accessed via French doors from the principal rooms.

The property has up to seven private canal moorings directly accessed from the driveway plus a large outbuilding of about 2500 sq ft and a separate workshop of about 480 sq ft which is equipped as a metal machinery workshop supplied with 3-phase electricity. This workshop (in need of some external repair) also has a raised storage area. The large workshop and private moorings have previously been let providing a useful income.



Although designed some years ago, the house has been remodelled by the current owners. The new layout suits modern living with large open rooms including a fabulous triple-aspect living room with a brick fireplace, log-burner and pitched pine beams. Two sets of French doors opening onto the rear balcony overlooking the gardens. The large reception hall has a central staircase leading to a galleried landing, an engineered oak floor, cast iron radiators and double French doors opening onto the front terrace, which is west facing, so has full benefit of the afternoon and evening sun. A cloakroom with a w.c., glass washstand basin and cloaks cupboard lies off. A study lies at the rear and again has oak flooring.

The large family kitchen has plenty of space for informal dining and a sitting area, bespoke built cupboards in pitch pine under tiled surfaces and features a Rayburn stove (currently decommissioned). The quarry tiled floor is very practical and the room has a double-aspect overlooking both the valley and the picturesque driveway.

The property is accessed via a side porch, this has a Velux window, a pretty circular leaded stained-glass window and an oak front door, the porch also has an access door to the rear enclosure (ideal area for a dog run). From the hallway a staircase leads down to the large lower ground floor double garage with Coburn timber panelled doors and a newly refurbished gardener's cloakroom with a w.c. and wash hand basin. There is also a kitchenette and utility area.

The huge open plan area to the rear of the garage extends to the full size of the rest of the property and the dividing wall could easily be removed creating an enormous garage or workshop area for a true enthusiast. In its current configuration there are a multitude of options for so much space, a games room, entertaining area, gym, band rehearsal/recording studio or extensive storage. A door to the rear opens to a covered loggia area, storage and the central heating oil tank.

There are five double bedrooms on the first floor, four with dual-aspects, two of which could be combined easily to create a very indulgent master bedroom suite. There are currently two guest rooms with en suites, one with a bath and the other with a shower. The master bedroom en suite benefits from a power shower and twin hand basins. The main bathroom includes a bath, a wet room shower area and has underfloor heating.

There are garden areas immediately surrounding the main house and the remainder of the 2.6 acres includes mostly delightful woodland which benefits from an abundant crop of wild garlic in the early summer, all of which borders the Macclesfield Canal.

Services: Mains electricity and water are connected. Private drainage. Oil central heating.

#### **Viewing:**

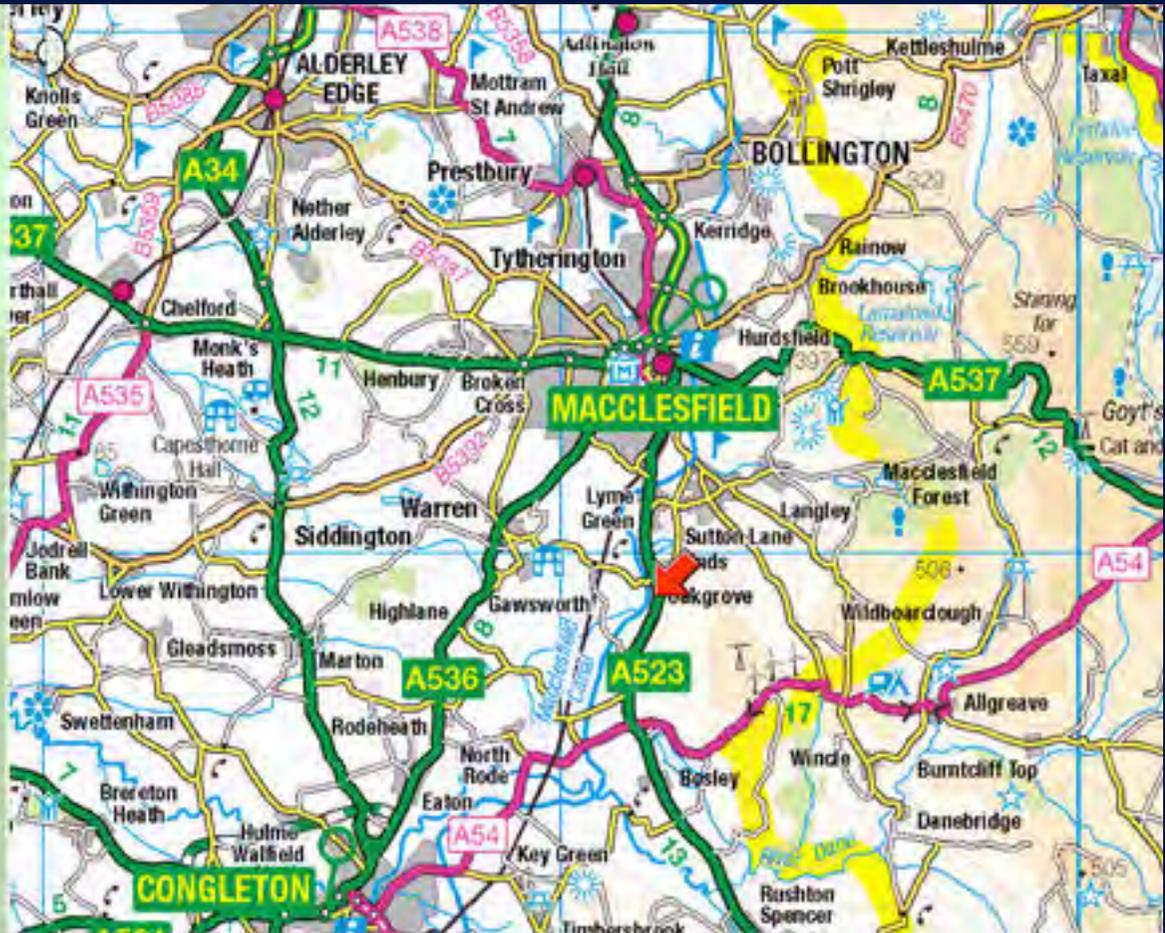
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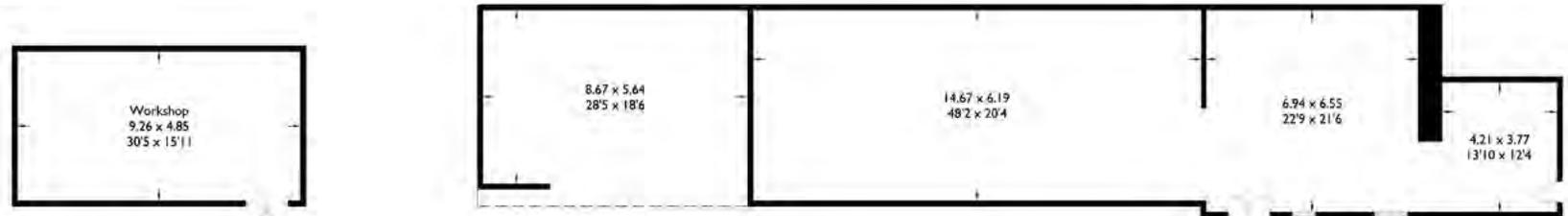
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# BRANCHES

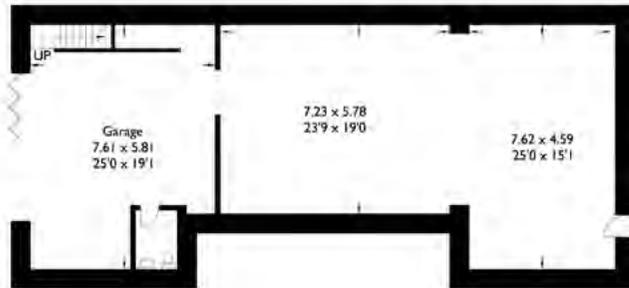
Approximate Gross Internal Area : 328.77 sq m / 3538.85 sq ft  
 Garage : 42.21 sq m / 454.34 sq ft  
 Workshop : 44.91 sq m / 483.40 sq ft  
 Outbuilding : 205.23 sq m / 2209.07 sq ft  
 Total : 621.12 sq m / 6685.68 sq ft

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



Workshop

Outbuilding



Lower Ground Floor



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	