



# Five bedroom home offering tremendous potential

**Beck House, Brooks Lane, Bosley, Macclesfield, Cheshire, SK11 OPT**

Freehold





Five bedrooms • Three bathrooms • Two reception rooms • Dining kitchen • Utility room • Double garage • Landscaped gardens • Ample off road parking

#### Local information

Bosley village is one of the area's prime rural communities and a delightful part of Cheshire which has two public houses, a pretty church and a thriving primary school. Congleton and Macclesfield provide a more comprehensive range of amenities and are both 5 miles away.

Macclesfield mainline railway station offers a 1hr 41 min service to London Euston and a 22 minute service to Manchester Piccadilly. There are some excellent local schools including The King's School and Beech Hall Preparatory School along with well-regarded state schools and many South Manchester private schools within easy striking distance. The Peak District National Park and The Gritstone Trail are on the door step and the area abounds with golf courses, leisure and sports facilities.

#### About this property

Individually designed and constructed in 1970, this attractive Georgian style residence enjoys an idyllic setting adjoining open countryside offering far reaching views.

Constructed of Cheshire brick elevations surmounted by a Kerridge stone flagged roof, the property features a double fronted façade with 16 pane windows to either side. The property is generously proportioned, extending to over 2,900 Sq ft in total, offering a versatile layout and tremendous potential for remodelling, upgrading and extension (subject to the relevant consents).

There are two particularly spacious formal reception rooms to the front of the property; a 19'11 dining room with stone flagged floor and door onto the gardens and a 23'9 dual-aspect living room. Both benefit from open fireplaces and a delightful aspect over the formal gardens and fields beyond. A central hallway links the reception rooms with the downstairs WC, cloakroom, shower room and in turn the open plan dining kitchen with separate utility room off.

To the first floor the galleried landing leads to a family bathroom and five double bedrooms, four of which benefit from fitted wardrobes. The master bedroom is served by a spacious en suite with fitted wardrobes.

Beck House is approached along a gravel driveway which provides off road parking for several vehicles and leads to the attached double garage with light, power and inspection pit. The formal gardens enjoy a high degree of privacy and have been beautifully landscaped, featuring a central gravel pathway with lawns to either side bordered by mature trees and hedging. A York stone patio adjoining the property defined by wrought iron railings provides the ideal space for outdoor entertaining.

#### Tenure

Freehold

EPC rating = E

#### Viewing

Strictly by appointment with Savills







**Beck House, Brooks Lane, Bosley, Macclesfield, Cheshire, SK11 OPT**  
**Gross internal area (approx)** 244.2 sq m / 2628 sq ft  
**Garage** 26.1 sq m / 281 sq ft  
**Total** 270.3 sq m / 2909 sq ft (including 5.8 sq m / 62 sq ft limited use area)



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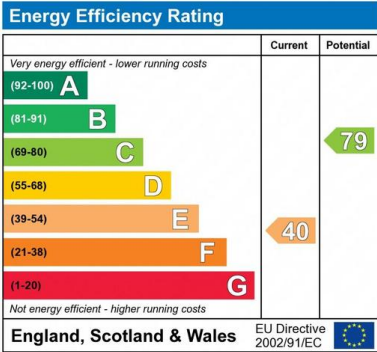
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