



Period village house & two storey garage in 0.42 acre

Smugglers Rest, Church Lane, Gawsworth, Macclesfield, Cheshire SK11 9QY

Freehold

savills

4 bedrooms • 2 bathrooms • 3 receptions • Dining kitchen • Snooker Room/Office • 3 car garage & utility • About 0.42 acres

Local information

Smugglers Rest stands in mature grounds with productive fruit and vegetable areas at the hub of this rural village only three miles to the south west of the market town of Macclesfield.

The property is a short walk away from the village primary school, the community village shop and the village hall and is well placed for access to the many amenities of Macclesfield and the prime villages of Alderley Edge (7.5 miles) and Prestbury (4.5 miles). The town's railway station is on the main west coast line and London Euston is from 1hr 48 mins away.

Local schools include Kings School Macclesfield, a 10 minute drive, Terra Nova and the Alderley Edge schools. The area has numerous golf courses, leisure facilities, sports clubs and even sailing at Redesmere and Rudyard Lakes. The Peak District National Park is within striking distance and there are plenty of countryside walks from the doorstep.

The local landmark Gawsworth Hall is just down the road; a lovely walk past the adjoining lake and church take you to the characterful gastro pub The Harrington Arms, a CAMRA Heritage site, one of Cheshire's oldest pubs, converted from a farmhouse in 1710.

About this property

This delightful property offers a fantastic opportunity to acquire a

characterful cottage style house with an almost adjoining two storey garage/workshop and utility room with a first floor snooker room.

Smugglers Rest is ready for some updating to buyers own needs, taste and style with scope to create a large living dining kitchen or potentially to integrate the garage snooker room, subject to necessary planning approvals.

There are plenty of character features including lovely solid oak plank doors with wooden latches, exposed beams and working fireplaces with wood-burners. Most rooms have dual aspects and the bespoke kitchen and bathrooms have been upgraded relatively recently. The principal bedroom has a superb range of bespoke wardrobes in cherry wood and matching furniture.

The separate two storey garage provides twin doors with space for three cars and a utility room with a gardeners wc. A staircase leads up to the first floor snooker room and this provides for a multiplicity of other uses, a perfect games room or home offices.

The gardens are very special. In all extending to about 0.42 acre and including water features, green house, potting shed, extensive terraces under a loggia, an orchard and soft fruit and vegetable areas. A delightful heated gazebo is perfect for alfresco entertaining.





A second gated driveway leads off Woodhouse Lane and provides scope to relocate the garage or, subject to planning, subdivide the plot for which our clients will require an overage/ uplift agreement for an additional residential dwelling.

In summary, this is a comfortable country village property which offers tremendous scope for the longer term, with lots of options to integrate the additional accommodation or have a manageable home with plenty of outbuildings and extensive gardens.

Services: Mains drainage, gas, electricity and water are connected. Up to 63mb/s broadband available.

Tenure

Freehold

Local Authority

Cheshire East

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) 187.93 sq m / 2022 sq ft

Outbuildings 127.28 sq m / 1370 sq ft

Total 315.21 sq m / 3392.89 sq ft



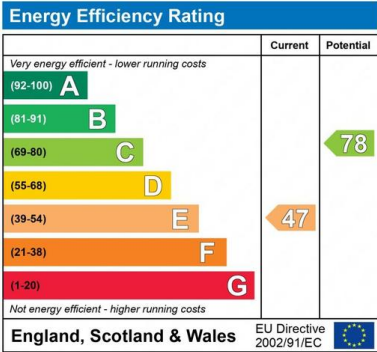
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