





Pine Lodge, Church Lane, Macclesfield, Cheshire SK11 9RJ

Situated within the prestigious grounds of historic Gawsworth Hall, Pine Lodge is a beautifully appointed ground floor apartment offering an exceptional lock-up-and-leave lifestyle in a truly special countryside setting. Although there is no private outside space, residents enjoy the unique privilege of being surrounded by the beautifully maintained public grounds of one of Cheshire's finest historic estates, without the responsibility of garden maintenance.

Finished to a high standard throughout, the apartment offers spacious, stylish accommodation with a wonderful sense of privacy and space, feeling more like a traditional home than a typical apartment. The accommodation comprises an entrance hall, impressive open-plan lounge, dining and kitchen area, principal bedroom with en-suite featuring a freestanding four-claw-foot bath, a further double bedroom and contemporary shower room. There is also gas central heating and traditional timber-framed double glazing.

A particular highlight is the rear outlook, with open fields and panoramic views across the surrounding Cheshire countryside, creating a wonderfully peaceful setting.

Gawsworth Hall dates back to 1480 and is renowned for its historic architecture, heritage and beautiful grounds. The building incorporating Pine Lodge is believed to have originally formed part of the Hall's Coach House, adding further character and history to the property.

Gawsworth itself offers an idyllic rural setting, with St James' Church, the popular Harrington Arms, Gawsworth Fisheries and Gawsworth Primary School all close by. Combining history, quality and convenience, Pine Lodge offers a rare opportunity to enjoy an elegant, low-maintenance home in one of Cheshire's most distinctive settings.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

Solid oak front door with glazing inset. Storage cupboard. Laminate flooring. Deep skirting boards. Two traditional style column radiators.

Lounge/Dining Kitchen

20'2 x 19'8 reducing to 14'00

Lounge: Multi-fuel stove set within an exposed brick inglenook fireplace with stone hearth. Wall light points. Deep skirting boards. Herringbone style laminate flooring. Timber framed double glazed window. Striking timber framed period feature window. Traditional period style column radiator. Kitchen: Belfast sink with mixer tap and base unit below. An additional range of bespoke base level units with contrasting wood block work surfaces. Space for a range style cooker. Integrated dishwasher. Recessed spotlighting. Loft access. Deep skirting boards. Herringbone style laminate flooring. Timber framed double glazed window to the side and rear elevation. Hardwood door with glazing inset opening to the side elevation. Vertical radiator.

Utility

6'10 x 3'11

Fitted units and shelving. Plumbing for washing machine. Space for a tumble dryer. Wall-mounted Atag combination condensing boiler. Recessed spotlighting. Deep skirting boards. Tiled flooring.

Bedroom One

11'9 x 11'7 max

Deep skirting boards. Two timber framed double glazed windows. Double panelled radiator.

En-suite Bathroom

Free-standing bath with central mixer tap and clawed feet. Fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over. Sink with mixer tap inset within a marble topped vanity unit with storage below. Low suite W.C. Extractor fan. Recessed spotlighting. Tiled flooring. Timber framed double glazed window. Chrome heated towel rail.

Bedroom Two

12'4 x 12'4

Wall light points. Meter cupboard. Deep skirting boards. Timber framed double glazed window. Double panelled radiator.

Shower Room

The suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over, a washbasin with mixer tap, tiled splashbacks and vanity storage below and a low suite W.C. Partially tiled walls. Extractor fan. Recessed spotlighting. Tiled flooring. Vertical chrome heated towel rail.

Outside

Parking

To the rear of the property, there is off-road parking available for two vehicles. This can be accessed via the iron gates to the left of the property. Please note, there is no access through the Hall to get to the rear of the property.

Tenure & Management

Lease - A term of 999 years from 1982. There is an annual ground rent of £20.00

Although there is a residents management company in place, there is no service charge payable. The management company will contact the owner as required in relation to invoices for the building insurance and maintenance of the water treatment facility. Prospective purchasers have the option to become members of the management company. Our client elected not to proceed with membership when they purchased the property, and membership is therefore not currently held.

£355,000

HOLDEN & PRESCOTT





