

NORTH WING, SWYTHAMLEY HALL

SWYTHAMLEY



Andrew J Nowell
& Company

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NORTH WING, SWYTHAMLEY HALL, SWYTHAMLEY, SK11 0SN

An impressive wing of this magnificent grade II listed historic country house, set in extensive mature grounds and parkland.

- Reception Dining Hall
- Paneled Drawing Room
- Family Room
- Breakfast Kitchen
- Utility Room
- Side Hallway
- Cloakroom W.C
- Four generous bedrooms
- Three Bathrooms (2 en-suite)
- Separate Double Garage
- Delightful formal private gardens
- Shared tennis court
- Parkland of approximately 150 acres

This is a unique opportunity to acquire an elegant wing of this magnificent grade II listed stone country house which was originally owned by the De Trafford family and subsequently owned by Philip Lancaster Brocklehurst. It is believed that a house has stood on this site since the reign of Edward I. This country estate is in the Peak National Park and has been tastefully and carefully divided to create seven individual unique homes. The Swythamley Estate dates back to 1888 with wonderful formal grounds, lake, woodland and shared tennis court. The adjoining 150 acres of parkland is methodically run and owned by five of the residents (the North Wing being one). Swythamley is a charming rural area near Wincle, a renowned beauty spot with the River Dane and charming local Public House The Ship Inn. Macclesfield, Alderley Edge and Wilmslow are within easy access offering an excellent range of shopping, educational and recreational facilities. The motorway network system, Manchester International Airport, local and intercity rail links are within easy access.





This is a unique opportunity to acquire a substantial wing of this historic and magnificent historic country house which has been tastefully and sympathetically divided to create this wonderful family home. On the ground floor there is an elegant and impressive dining hall leading to the magnificent principal oak panelled drawing room with period open fireplace which was known to have been Philip Brocklehurst's favourite room in this mansion. The breakfast kitchen is fitted with high quality natural wood units, deep granite worksurfaces and integrated appliances, Aga with a utility room off. The family room has French doors to the raised stone flagged patio overlooking the small lake and woodland beyond.

The first floor boasts the spacious master suite with a large 20ft bedroom and en-suite bathroom with a walk in shower, free standing bath and underfloor heating. There are a further three generous bedrooms and two bathrooms (1 en-suite), with high quality sanitary ware and individual tiling. Features of particular note include the impressive ceiling heights, large Georgian sash windows enjoying the wonderful aspect over the formal grounds and parkland beyond.



Swythamley Hall is constructed out of stone under a slate roof and nestles in this wonderful parkland setting surrounded by stone walling with wrought iron railing and gates. There is a detached double garage provide secure parking and storage facilities.

The wonderful formal grounds with sweeping lawns, mature trees, shrubs, shared tennis court, small lake and woodland beyond. The 150 acre parkland which surrounds the property is owned by five of the residence, including the North Wing

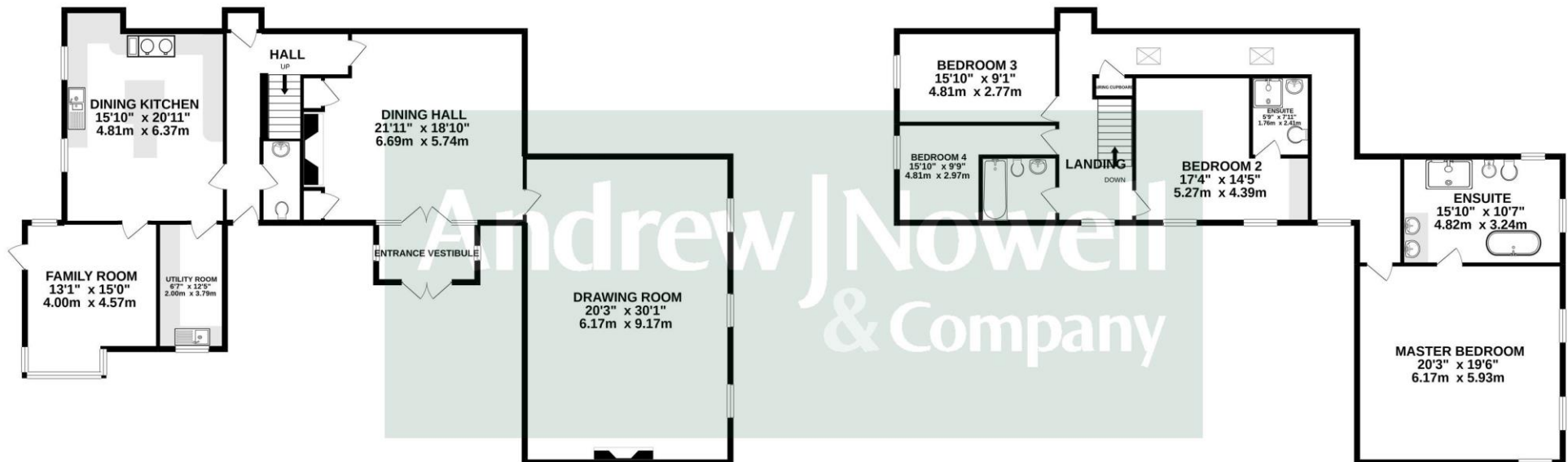


DIRECTIONS – SK11 0SN

From Macclesfield proceed out of the town along the main Leek Road and after a short distance turning left which is signposted to Sutton into Byrons Lane. Continue up Byrons Lane under the viaduct through Sutton passing The Ryles Arms Public House and after approximately 2½ miles turn left onto the A54. Continue to the brow of the hill tuning right which is signposted to Wincle/Swythamley. Proceed through Wincle past The Ship Inn and over the Rive Dane and after approximately a further mile once passing the chapel turn left by the Lodge House to the main gate to the hall. Press the red button on the gate post which opens the wrought iron gate. Follow the undulating drive bearing right towards the Main Hall. Proceed through the main front gates taking the second set of wrought iron gates which leads to the courtyard garaging for the North Wing.

GROUND FLOOR
1779 sq.ft. (165.3 sq.m.) approx.

1ST FLOOR
1470 sq.ft. (136.6 sq.m.) approx.



TOTAL FLOOR AREA : 3249 sq.ft. (301.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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