HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

Pine Lodge, Church Lane, Macclesfield, SK11 9RJ

SANDY'S
SPORTS

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 enjoying an exceptional countryside setting. Combining elegant accommodation with a peaceful semi-rural lifestyle, this unique home offers the rare opportunity to live within the beautifully maintained grounds of one of Cheshire's finest historic estates. Finished to a high standard throughout, the property offers spacious, stylish interiors 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, a principal bedroom with en-suite featuring a freestanding four-claw bath, a further double bedroom and a contemporary shower room. Further benefits include gas central heating and traditional timber framed double glazing. A standout feature is the rear outlook, with open fields and panoramic views across the surrounding Cheshire countryside, creating a truly tranquil setting.

Gawsworth Hall dates back to 1480 and is renowned for its historic architecture, heritage and beautiful spaces. The building incorporating Pine Lodge is believed to have originally been the Hall's Coach House, adding further character and charm.

The village of Gawsworth offers an idyllic rural setting with St James' Church, the popular Harrington Arms public house, Gawsworth Fisheries and Gawsworth Primary School all close by. This is an exceptional home offering a unique blend of history, comfort and countryside living.

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Viewing: By appointment with Holden and Prescott 01625 422244

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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 managment 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.

£365,000

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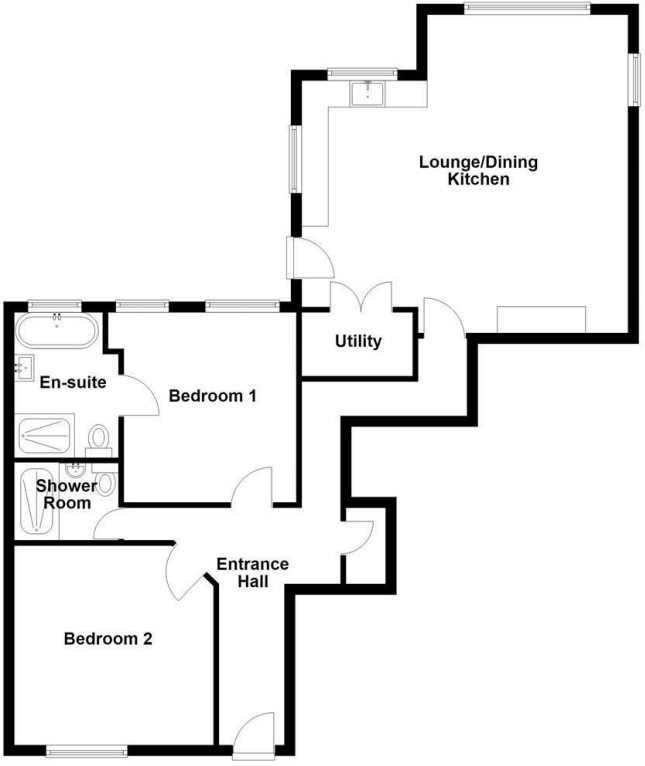
Ground Floor



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