



**GASCOIGNE  
HALMAN**

STATION STREET, MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT



## STATION STREET, MACCLESFIELD

**£950,000**

**A Truly Grand Georgian Detached Residence**

**Beautifully Refurbished Throughout By The Current Owners**

**Fabulous Accommodation Over Four Floors**

**Impressive Open Plan Family Room And Dining/Kitchen**

**Standing In Fantastic Formal Gardens**

**Right In The Heart Of Macclesfield**

**Five Bedrooms And Three/Four Bathrooms**

A truly impressive grand detached Georgian residence standing in large private gated gardens right in the heart of the Town Centre. Accommodation over four floors, five large double bedrooms and three/four bathrooms. Impressive living accommodation, gated driveway and a double garage.



The property retains many of the attractive period features with high ceilings throughout and in brief comprises of a spectacular entrance hall with the original elegant staircase to the first floor, attractive Oak parquet flooring and a return staircase giving access to the basement.

The main lounge is positioned at the front of the property and has a gas stove housed within a lovely Sandstone fireplace. There is a good sized second sitting room with views over the rear. There is a rear porch and an attractively fitted utility room with a large range of cupboards and granite work surfaces. This also gives access to the cloakroom/WC.

One of the great features of this house is the fabulous sized open plan family room and dining /kitchen which is light and airy due to the large number of windows both to the side and rear as well as Velux windows and a large bay window to the front. The seating area incorporates a marvellous marble fire surround housing a wood burning stove as well as having ample room for a large kitchen table and a large island unit. There is also a gas fired AGA and a further island unit providing seating. This area has direct access to the garden.

To the first floor is an elegant return staircase giving access to the second floor. Particularly worthy of note is the 10' tall arched window overlooking the rear. On this floor are three substantial double bedrooms, two of which having the original fireplaces. The second bedroom has an en-suite shower room and fitted wardrobes and the master bedroom also benefits from a beautifully fitted en-suite shower room. The impressive sized family bathroom has a walk-in shower, a freestanding bath and a period style fireplace.

To the second floor the landing gives access to Two further double bedrooms with under eave storage and a cloakroom with a low level WC and wash hand basin. (Please note that there is the possibility to install a shower).

The basement is accessed by the original stone steps and has underfloor heating and a hallway housing the Megaflow hot water tank as well as the gas fired central heating boiler. There is a large room being utilised as a gymnasium with a window to the side aspect as well as a second room accommodating a sauna and also having a window to the side.

The property is accessed via wrought iron automated gates opening onto the driveway where there is parking for several vehicles and also giving access to the double detached garage with a store to the side.

There is a splendid courtyard garden laid with York stone, one having a hot tub and providing a lovely seating area. The formal main gardens are positioned to the front of the property and include a greenhouse, a large store and another York stone terrace.

The gardens are extremely private having mature trees, rhododendrons and mature well stocked borders.

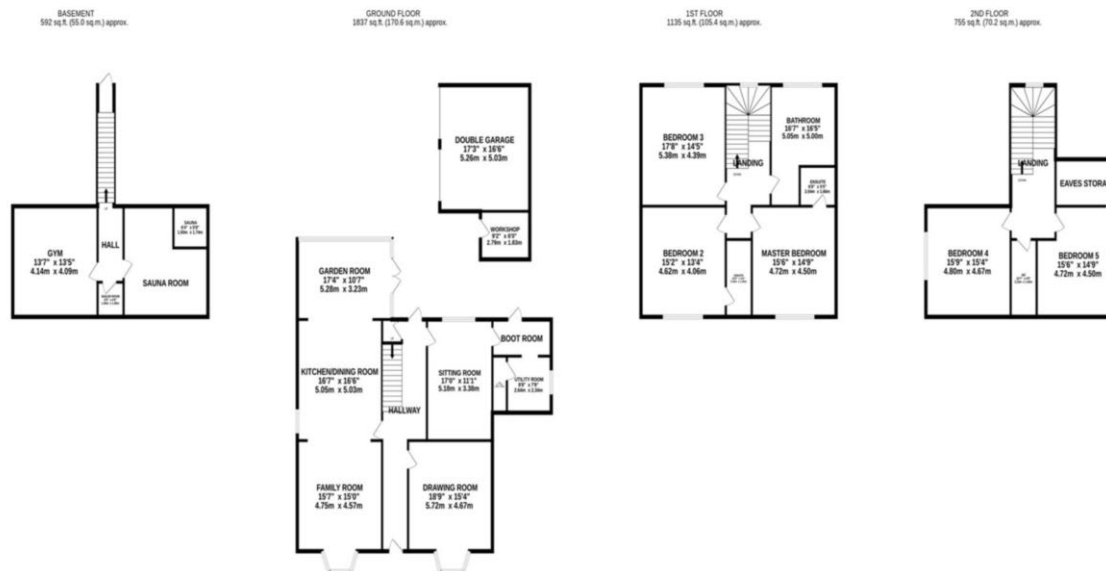
#### LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

#### DIRECTIONS

Leaving Macclesfield on Beech Avenue, turn right into Old Hall Street and you will find the property on the left hand side at the junction of Station Street. :POSTCODE SK10 2AW

**EPC RATING C CHESHIRE EAST BAND G**



TOTAL FLOOR AREA : 4318 sq.ft. (401.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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