



**GASCOIGNE  
HALMAN**

THE OLD SMITHY, CONGLETON ROAD, MARTON, EPC  
RATING E CHESHIRE EAST BAND F

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THE AREAS LEADING ESTATE AGENT



## THE OLD SMITHY, CONGLETON ROAD, MARTON, EPC RATING E CHESHIRE EAST BAND F

**£525,000**

Believed To Date Back To The 17th Century

Fabulous Four Bedroom Detached Cottage

Extremely Sought After Semi Rural Location

Very Spacious Living Accommodation

Lovely Period Features

Beautifully Presented Throughout Mature Garden With Open Views And Off Road Parking

Mature Garden With Open Views And Off Road Parking





Believed to date back to the 17th century, this four bedroom detached cottage offers spacious and extremely well-presented accommodation throughout and having many wonderful period features.

Outside the property enjoys a charming private garden with open views and off road parking for three cars.

The house is situated in a fabulous semi rural location and in brief comprises of an entrance porch, an entrance hall opening through into the dining/kitchen which is attractively fitted in a matching range of hand painted units with a utility room and adjacent cloakroom/WC.

There are double doors opening into the spacious lounge with stairs to the galleried landing giving access to the first floor rooms. The lounge has a large walk in bay window, a stone built fireplace housing an inset wood burner. There are further double doors leading to the dining room with French doors to the front.

To the first floor the galleried landing has large amounts of storage and is well lit with a window to the front and additional Velux windows. There are four bedrooms in total and a beautifully fitted family bathroom with a four piece suite.

The property has some fabulous period features and is warmed by oil central heating and is double glazed throughout.

Outside there is a wonderful mature garden with open views over the fields beyond and parking for three cars.

#### **LOCATION**

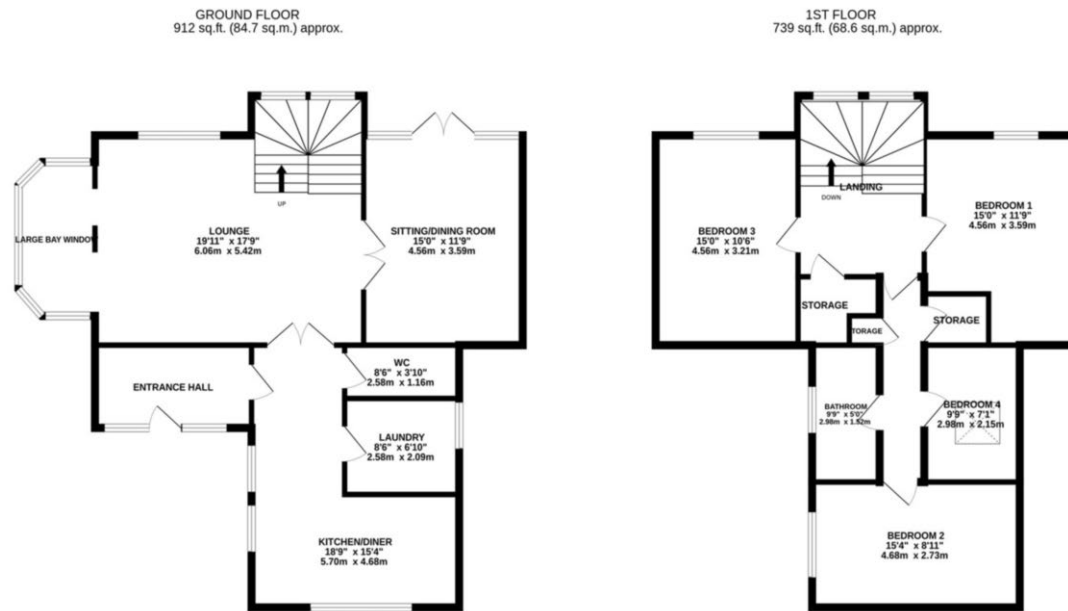
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty 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 Congleton Road continue through Gawsworth and at the crossroads in Rode Heath turn right into Marton Lane. Continue to the T-junction and turn right onto Congleton Road and continue for about 0.5 miles where the property can be found on the right before School Road. POSTCODE: SK11 9EJ

#### **EPC RATING E CHESHIRE EAST BAND F**

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.



TOTAL FLOOR AREA: 1650 sq.ft. (153.3 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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