



**GASCOIGNE  
HALMAN**

MEG LANE END COTTAGE, MEG LANE END, SUTTON,  
MACCLESFIELD

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THE AREAS LEADING ESTATE AGENT





## MEG LANE END COTTAGE, MEG LANE END, SUTTON, MACCLESFIELD

**Offers Over £2,250,000**

**Arguably one of the best houses on the market at the moment in Sutton. This fabulous detached family home offers stunning accommodation on a grand scale with a separate two bedroom cottage, out builds, stables, tennis court and stunning gardens with amazing open views. Five acres, and a lovely entrance via a long private driveway.**



- A Most Impressive Substantial Detached Family Home
- Accommodation On A Grand Scale
- Standing In Around Six Acres Of Land, With Stables, Outbuildings And A Tennis Court
- Enjoying Some Of The Areas Best Open Views
- Beautifully Restored By The Current Owners
- Detached Two Bedrooms Stone Built Cottage Within The Grounds
- Four Reception Rooms, Five Bedrooms And Four Bathrooms
- Approached Via A Long Sweeping Driveway







## MEG LANE END COTTAGE | MEG LANE END, SUTTON, MACCLESFIELD

Arguably one of the best detached residence in the area to come to the market for some time. Meg lane end cottage is a substantial beautifully restored detached residence. Standing in grounds of approximately five acres, with four more gardens and a paddock, with stables and out buildings. This property has got accommodation on a grand scale and the original part of the building dates back to 1765 but in more recent years has been vastly extended and now combines the best of both worlds, with part of the house having fabulous period features and the other part having contemporary modern living.

The property within the grounds has a two bedroom detached annex, stables, garaging and a substantial outhouse. There are fabulous formal gardens and the property is approached via a lovely sweeping driveway and has further vehicle access off a neighboring road.

The property stands under a lovely stone roof and in brief comprises of the entrance porch, fabulous main hall with a fully galleried landing, part glass wall giving access down to the wine cellar. There is a main formal drawing room, fantastic views and a stone built fire place with a wood burner. There is a lovely snug room, parquet flooring and a wood burner. A formal dining room with doors out onto the garden.

There is an outstanding main living room with full length windows, sliding doors opening onto the raise terrace which then gives access down to the pond and formal gardens. The main kitchen is fitted in a range of bespoke units, with quality integrated appliances. There's a fabulous contemporary open tread staircase, giving access to the first floor and a wonderful galleried landing.

At this first floor level there is a fantastic TV room, a large room with exposed beams, Juliet balcony's and enjoying the stunning open views over the countryside. Off the kitchen is the utility room and cloakroom WC.

The first floor is access by both the main staircase and the second staircase off the kitchen. In total there are five bedrooms, a most impressive master bedroom suite with a vaulted ceiling and exposed beams, lovely tiled floor, full length windows and a Juliet balcony which really does enjoy the most delightful view over the open countryside. There is a large walk-in dressing room, fully fitted in a range of oak wardrobes and a superb size bathroom with a free standing jacuzzi bath, walk-in shower and splendid open views.

There are five further bathrooms and five further bathrooms . There's also a useful sauna. There are substantial outbuildings with this house providing some excellent storage space. A stable block providing stabling for four horses, a garage and car port.

### Two Bedroom Detached Cottage/ Annex

Set within the grounds is the lovely two bedroom detached cottage with a large dining kitchen, attractively fitted in a matching range of units. A sitting room and the stairs up to the two bedrooms and bathroom.

### Outside

The property stands in fabulous formal gardens with some of area best views, there are paddocks ideal for keeping horses and livestock. Completing the outdoor offering is a tennis court. There are five further bathrooms and five











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#### DIRECTIONS

Postcode For Satnav: SK11 0LY

#### LOCATION

Sutton is a charming village nestled on the edge of the Peak District National Park, offering a peaceful semi-rural lifestyle while remaining conveniently close to Macclesfield town centre. Surrounded by beautiful open countryside, Sutton benefits from a strong sense of community and a selection of local amenities including a popular village pub, a primary school, and scenic walking routes. 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 Airport and its connection the the North West motor way network are approximately 30 minutes away by car.

#### TENURE

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.

#### LOCAL AUTHORITY

Cheshire East Band F

#### EPC

TBC



Approximate Gross Internal Floor Area = 455.0 sq m / 4897 sq ft  
Annexe Area = 87.0 sq m / 938 sq ft

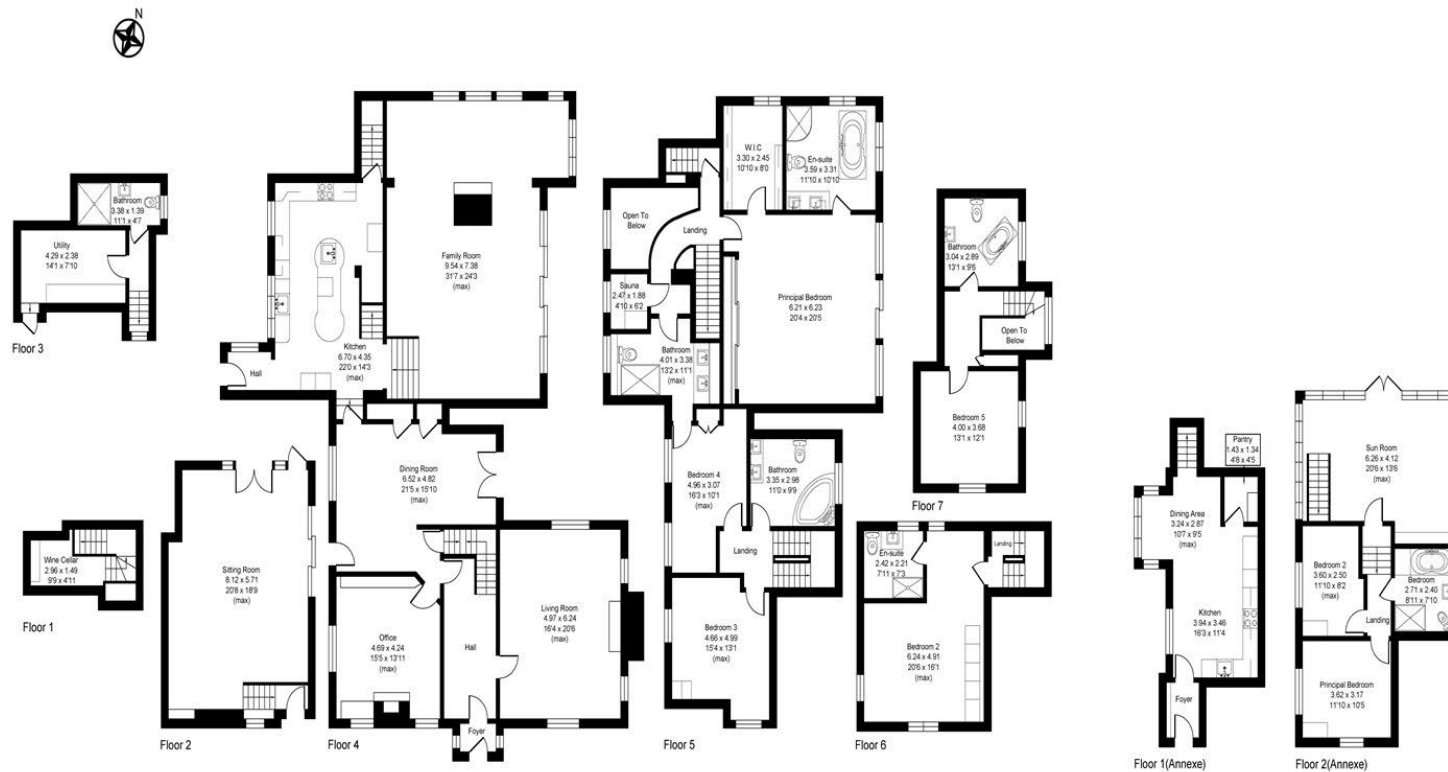


Illustration for identification purposes only, measurements are approximate, not to scale.

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