



**GASCOIGNE
HALMAN**

THE GABLES, PARK LANE, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



THE GABLES, PARK LANE, MACCLESFIELD

835,000.00

A Truly impressive detached Edwardian residence with grand accommodation and standing in large mature private gardens close to the Town Centre. Five bedrooms, two bathrooms, many fabulous original features. Viewing recommended.

- A Truly Impressive Grand Edwardian Detached Residence
- Standing In Fabulous Mature Private Gardens
- Access By Long Sweeping Driveway
- Lovely Position, Well Screened From The Road
- Three Reception Rooms And A Dining Kitchen With Utility Room
- Five Double Bedrooms And Two Bathrooms
- Great Location In The Centre Of Macclesfield





DESCRIPTION

The Gables is a truly outstanding Edwardian detached residence, with grand accommodation throughout and many period features. Standing in large grounds hidden from the road, the property is accessed via a lovely sweeping driveway. This house needs to be viewed internally to appreciate not only its size, but also the wonderful period features throughout.

On entering the property via the entrance porch with its bench seating, an original door opens through into the spacious reception hall. This lovely feature of the house, with its oak parquet flooring, original beams and leaded windows to the front, gives access to the principal rooms and a fine staircase to the first floor.

The lounge is well-proportioned, with a window to the rear garden, two windows to the side, a cosy inglenook fireplace with further windows and a wood-burning stove. There is original paneling throughout this room and lovely period style radiators. The dual aspect dining room provides a bay window to the front, a further window to the side and a beautiful period fireplace housing a solid fuel grate. There is an attractive study or second sitting room with a corner bay window and a further window overlooking the gardens.

An inner hall gives access through into the cloakroom, also a WC. This area also provides good amounts of storage and hanging space. There is the breakfast-room/kitchen with a window overlooking the rear courtyard, having the original tiled floor and a range of fitted units; this opens through into the kitchen area, which is attractively fitted with a matching range of light oak units and stonework surfaces, with integrated appliances. Off the breakfast room is a generously sized utility room, again fitted with a range of units. There is a useful area between the main lounge and the breakfast room, with an under-stairs storage cupboard and a window to the rear. From there a door gives direct access into the lounge which makes the house flow beautifully.

Taking the wide, gentle staircase to the first floor, you are greeted with a fantastic landing, having a bay window overlooking the rear courtyard. There are five double bedrooms in total, all having lovely period features such as cast-iron radiators, original doors and windows with attractive Edwardian brass furniture. The master bedroom has fitted wardrobes. Off the landing is a beautifully fitted shower room with 'his and hers' basins, a large walk-in shower and a WC. The second bathroom provides an attractive bath/shower unit while there is a separate WC and airing cupboard. Off the landing, via original wooden steps, one accesses the fully-converted attic with a double-glazed Velux window, electric points, central heating and a range of fitted cupboards.

Outside, adjacent to the utility room, is a project room housing the boiler and an adjoining tool room. These could be knocked through to create additional kitchen-space options.

Garage

There is a large original garage with double doors, power points and a tiled roof.

Gardens

The property is approached by a lovely sweeping driveway, which is a block paved and gives access to the garage with a turning area. The property is extremely well screened from the road by mature hedges and bushes, including numerous rhododendrons and azaleas. The main garden is laid to lawn which is great in size and again extremely private with a block-paved patio, mature trees, shrubs and bushes. There is a second garden adjoining the south-facing courtyard ideal for outdoor dining. A second driveway to the property accessed via a gate, provides further parking or hard standing for a caravan or boat.

DIRECTIONS

Postcode For Satnav: SK11 8JU

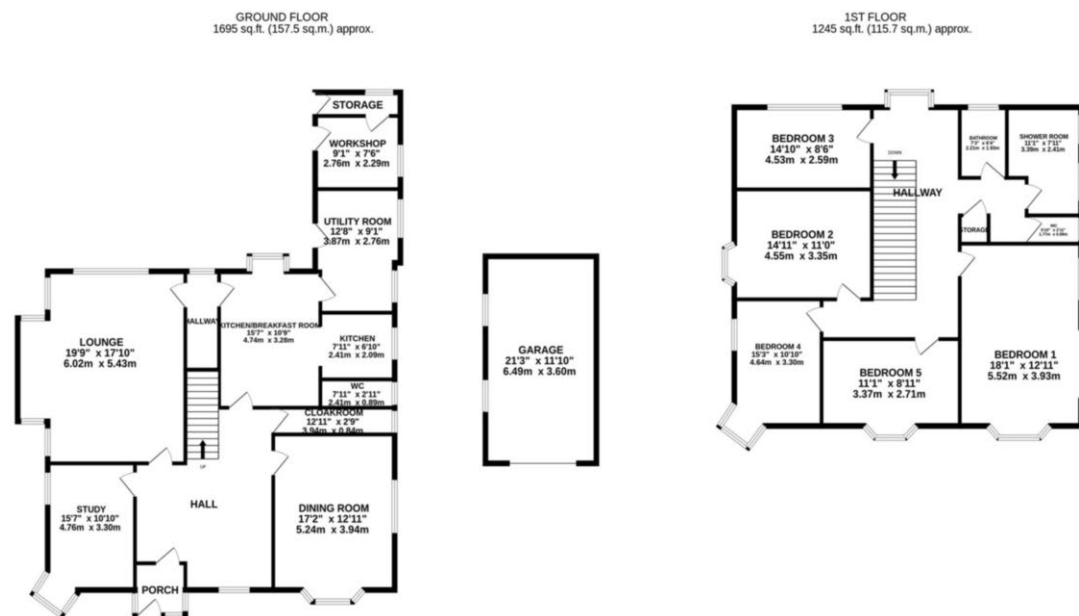
LOCATION

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.

EPC & COUNCIL TAX

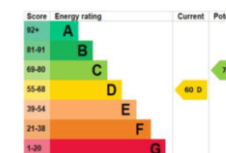
EPC Rated:D

Council Tax Band: G



TOTAL FLOOR AREA: 2940 sq.ft. (273.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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