



**GASCOIGNE  
HALMAN**

THE TENANTS HALL

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THE AREAS LEADING ESTATE AGENT



| SWYTHAMLEY HALL

## THE TENANTS HALL

**An outstanding detached country home perfect for those looking to immerse themselves within nature, in over 125 acres of picturesque private grounds.**

Originally converted from the tenant's hall within the Swythamley Estate, this property is completely self-contained and yet has all the advantages of a large private garden including paved dining areas plus 125 acres of communal parklands, woodland, a lake, tennis court and a helicopter-pad. Unusually the property also includes a large stone dovecot with carvings believed to be from the 13th century.

The Tenants Hall dates from 1888 and was converted into a private home in 1998. The current owners have extensively refurbished the property including re-roofing, new bathrooms, replacing the hot water system, the smoke, fire & security system and the majority of light fittings, radiators and double-glazed window units. The property currently has a 50mbps (super-fast) internet connection which can be upgraded to 100mbps or Starlink broadband averaging 106mbps.

The sense of space in the property is enhanced by the high vaulted living room and generous fitted bedrooms, each having their own well-appointed en-suite bathrooms and built-in storage. There are a plethora of reception rooms which offer flexibility for home office use away from the main living hub.

The private garden is perfect for entertaining outside with stone terraces and include a gated driveway to the parking/turning area and the double garage.

The property is leasehold with the owners enjoying a share of the freehold of the property, woodlands, parkland, gardens and amenities. There is a service charge of £600/month which covers maintenance of the estate, communal lighting areas, gates maintenance and the sewerage system. The 999 years lease runs from 1988 with a peppercorn ground rent.





## LOCATION

Tenant's Hall lies amidst breathtakingly attractive countryside in the Peak National Park on the Cheshire / Staffordshire borders. Set within its communally owned parkland of about 125 acres the property forms part of the historic Swythamley Hall Estate and stands separately from the magnificently restored main hall. The estate is hidden from public view and is accessed by 2 sets of electrically controlled gates and is approached by long driveways which cross the former deer park, surrounded by tall stone walls. The whole of the Swythamley Hall Estate parkland and woods with its many streams, waterfalls and specimen trees are private with no public rights of way.

The county border follows the River Dane that cuts through the valley below with wooded valleys and just beyond, a wonderful country pub, The Ship Inn, with other popular pubs The Royal Oak and The Knot Inn close by. Wincle has its own small brewery and the area is renowned for country walks and offers great scope for country pursuits. There are many golf courses nearby, beautiful Rudyard Lake for sailing and unrivalled walking routes through the Peak District.

The Tenants Hall sits equidistant between two well-regarded primary schools (Wincle and Rushton Spencer), whilst Beech Hall Preparatory School and the well regarded Kings School both within school run distance. The surrounding towns of Macclesfield and Leek offer convenient shopping, whilst a short drive in to Cheshire offers excellent shopping in Wilmslow and restaurants in the surrounding villages and Alderley Edge. Sainsburys in Leek, John Lewis and Tesco in Cheadle and M&S in Macclesfield are all within easy driving distance.

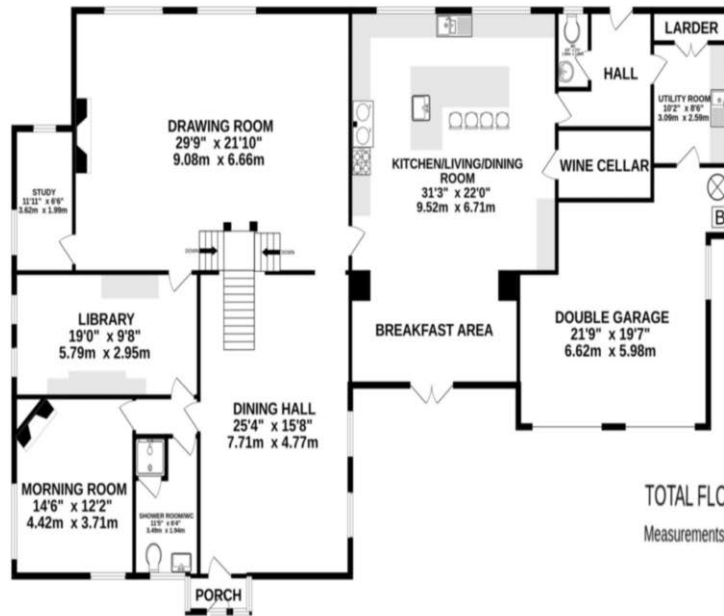
Whilst being in a semi-rural countryside location, the transport links are second to none; London Euston is only 1hr 47mins away from Macclesfield Station, Manchester 22 mins and Birmingham 1hr 5 mins. The M6 is about 17 miles away at Junction 17 Sandbach and Manchester International Airport is easily accessible.

The Swythamley Estate offers privacy and security without being isolated, all set within an exceptionally attractive rural setting.

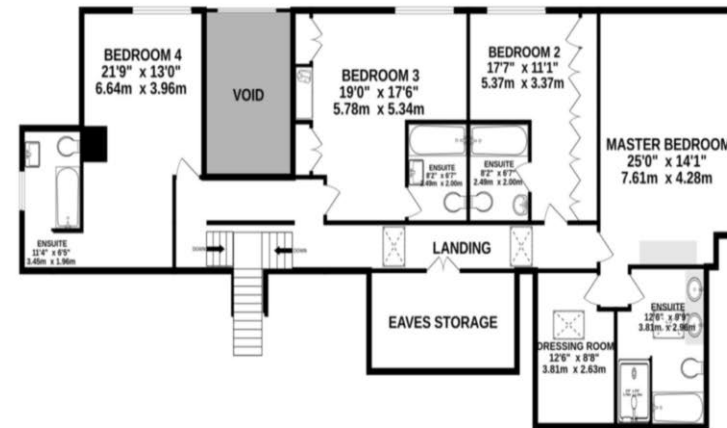
## DIRECTIONS

SAT NAV - SK11 0SN - Please contact the office for more detailed directions.

GROUND FLOOR  
2959 sq.ft. (274.9 sq.m.) approx.



1ST FLOOR  
1853 sq.ft. (172.1 sq.m.) approx.



TOTAL FLOOR AREA: 4812 sq.ft. (447.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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