



**GASCOIGNE
HALMAN**

WITHINLEE EAST WING, WITHINLEE ROAD,
PRESTBURY

THE AREAS LEADING ESTATE AGENT



WITHINLEE EAST WING, WITHINLEE ROAD, PRESTBURY

A substantial part of an early 20th century Arts and Crafts mansion house of particular architectural merit. With six bedrooms and far-reaching views, sitting in about 1.4 acres of south-facing landscaped gardens.

Prestbury village provides excellent everyday facilities including shops, primary school and railway station providing commuter rail services to Manchester, Stockport and other centres. Macclesfield and Wilmslow are equidistant offering more comprehensive facilities including leisure centres, schools for children of all ages, and intercity rail services. The International Airport at Ringway and the motorway network are within 20 minutes drive away by car.





Accommodation extending to 4,337 sq ft (approx)

1.3 Miles (approx) to Prestbury Train Station

A substantial part of a large mansion house

Designed by renowned architects Thomas Worthington & Sons

Magnificent example of 1900's Arts & Crafts styling

Generous accommodation over three floors

Stunning views toward the peak district

South facing gardens

In all about 1.4 acres (approx)



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DESCRIPTION

The East Wing constitutes a major portion of an expansive mansion, designed by the renowned architects Messrs Thomas Worthington and Sons and completed around 1915. This mansion is an outstanding representation of the Arts and Crafts movement from the early 20th century, characterised by its large, beautifully crafted rooms, exceptional ceiling heights, and abundant natural light streaming through expansive picture windows. In 1967, the mansion was divided into two separate wings, and The East Wing has since been the residence of the same family. It boasts well-proportioned, adaptable family living spaces arranged over three floors.

Upon entering through a covered porch, you are greeted by an inviting entrance hall, which provides access to a cloakroom/WC. To one side, the hall leads to a spacious and well-fitted kitchen/breakfast/living room. This area features steps descending to a cosy living space, a door to the laundry room, and an opening to a sun-drenched, south-facing conservatory. This conservatory offers stunning views of the gardens and the Peak District. Opposite the entrance hall lies the dining room, which includes built-in china cupboards for elegant storage. An inner hallway connects the sitting room to the expansive, dual-aspect drawing room. This magnificent room features a bay window facing south, beautiful parquet flooring, an open Minster fireplace with a stone surround, and painted beams. Completing the ground floor is a generously sized study with French doors that open onto the front gardens and terrace, providing a perfect workspace or additional living area.

The first floor is home to the principal suite, which comprises a large bedroom with both a south-facing bay window and an east-facing window, providing breathtaking views. An inner hallway leads to an en suite bathroom with a separate WC, as well as bedroom four, currently used as a dressing room. This floor also includes two additional bedrooms, with bedroom two featuring an en suite shower room. The second floor contains bedrooms five and six, which are served by a family bathroom. This level offers significant potential for conversion into a staff annex or studio, catering to various lifestyle needs.



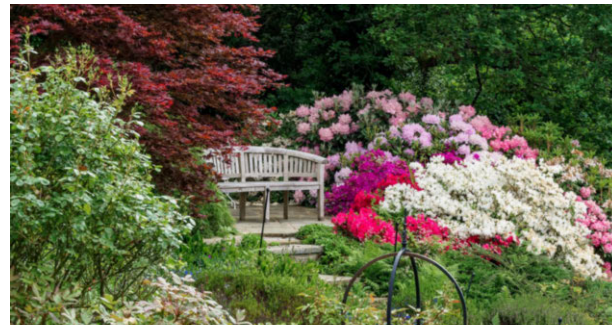




GARDENS & GROUNDS

The property is approached via an impressive private drive lined with lime trees, underplanted with an array of shrubs and bulbs, leading to a vast tarmac parking and turning area. The driveway sweeps left past the back door to a spacious three-car garage. The extensive gardens, predominantly situated on the south-facing side, include a large stone terrace running along the entire front façade, with access from both the conservatory and study. These gardens feature two formal upper lawns, one of which includes a separate terrace and a picturesque octagonal summerhouse with power and light. This terrace serves as an ideal alfresco dining area, offering magnificent, far-reaching views over the meticulously landscaped gardens towards the Macclesfield hills and the Peak District.

A series of stone steps descend to a formal circular rose garden with gravel pathways and a fully stocked rockery, linking the upper lawns to the rose garden. This enchanting area overlooks a stunning lily-filled lake with a waterfall, a duck house, and banks of rhododendrons, all nestled within a charming wooded dell. A gently sloping lawn leads to a wooded wildlife area, complete with a path that winds through an orchard featuring fruit cages. A woodland walk through mature specimen trees eventually circles back to the tranquil lake, creating a serene and picturesque environment perfect for relaxation and enjoyment.



AGENTS NOTES

- Rosewood has access over the first part of the drive.
- The front drive has a blanket Tree Preservation Order.
- A bank of trees to the side/eastern boundary is also subject to a Tree Preservation Order.
- The house owns half of the drive, for which maintenance is shared with The West Wing.
- Half of the cellar is owned by The West Wing.
- The owner informs us that there is a private access to Prestbury village on foot through St James Hill.

DIRECTIONS

SAT NAV: SK10 4AT

TENURE

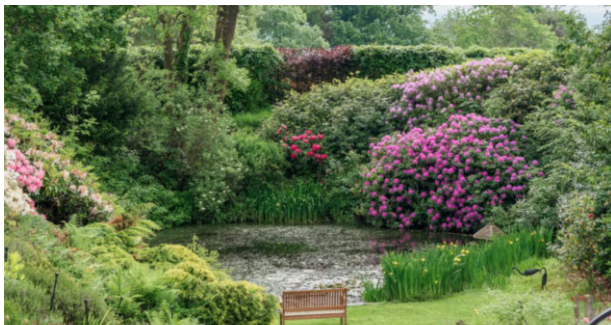
Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: H

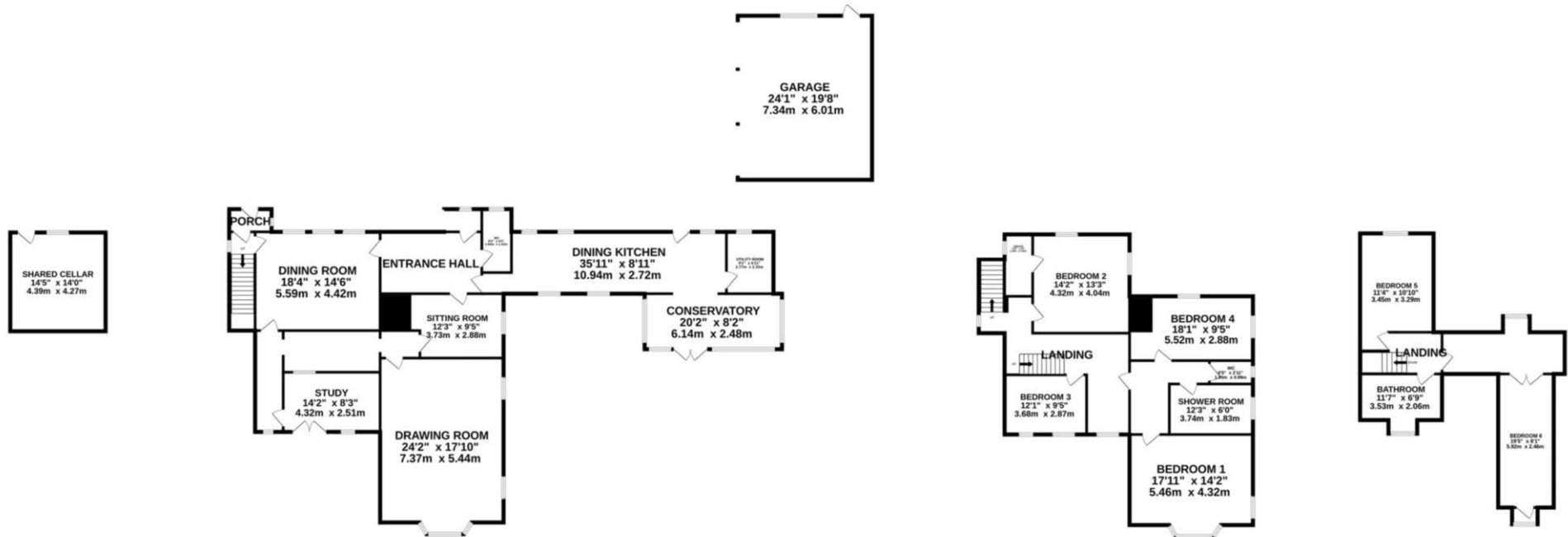


BASEMENT
203 sq ft. (18.9 sq m.) approx.

GROUND FLOOR
248 sq ft. (22.7 sq m.) approx.

1ST FLOOR
183 sq ft. (16.9 sq m.) approx.

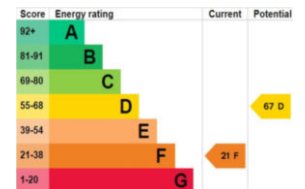
2ND FLOOR
609 sq ft. (56.3 sq m.) approx.



GARAGE
24'1" x 19'8"
7.34m x 6.01m

TOTAL FLOOR AREA : 4337sq.ft. (402.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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