



**GASCOIGNE
HALMAN**

LOWER SWANSCOE FARM

THE AREAS LEADING ESTATE AGENT



| KERRIDGE ROAD, RAINOW

LOWER SWANSCOE FARM

Situated on 16.65 acres, this magnificent period home, which was extended and extensively renovated in 2019, benefits from a separate two bedroom cottage and offers outstanding panoramic countryside views, while including garaging, gym, paddock space, orchard and kitchen garden with wood framed greenhouse.

The house is approached by an impressive long driveway, with a breathtaking location enjoying wonderful panoramic views across the Cheshire Plain, alongside a high degree of privacy. This picturesque and historic family home is constructed of dressed stone elevations under a mainly graduated stone tiled roof and offers a blend of elegant and modern interior fit, whilst remaining in keeping with the house's beautiful period features.

A private drive leads from the quiet country lane to the electrically gated gardens of Lower Swanscoe Farm. Entering via the stone flagged entrance hallway with galleried staircase and wood burning stove, to the left lies the snug room with log burning stove with door leading to the extended, open planned kitchen/dining/living space. The bespoke Daniel Wayman kitchen includes a dual control electric five oven AGA, Chambord sink with Quooker tap, built in seating area and many more exquisite features. This spectacular room is flooded with natural light with bi-fold doors leading out onto the south and west facing terrace space, perfect for al fresco dining. To the other side of the hall are three further reception rooms. These comprise a large study office with bespoke fitted units, a study/music room and large living room with feature fire place and double aspect windows with magnificent views. The ground floor also offers a well-appointed utility room, two WC's and a bespoke fitted boot room which leads out to the rear towards to the large double garage and carport.

The first floor is equally impressive, with the spacious central landing benefitting from a bespoke fitted library area. The airy master bedroom is open to the eaves and has a stunning en suite bathroom with a free-standing bath and large walk-in shower. The four further double bedrooms are served by a large family bathroom and further shower room, all with underfloor heating. There is a lovely guest bedroom with beautifully appointed en suite shower room.





Fabulous period family home

Panoramic views of the countryside

Plot size of around 16.65 acres

Impressive bespoke
Kitchen/Living/Dining Area

Separate two bedroom cottage

Solar panels

High quality modern finish throughout

EV Charging point



LOWER SWANSCOE FARM

Outside, the gravel drive leads to a parking area for numerous cars to the front of the house, and also sweeps around the house to a tarmac parking area and oak framed double garaging and carport, which also has a large covered log store. Within the extensive lawned garden is an Olympian garden building with bi-fold doors, currently used as a gym, located to take advantage of the far reaching views.

Separately, Carter's Cottage sits behind the main house and has been beautifully converted into detached accommodation, featuring stone elevations with a bespoke interior which has previously been used to generate a rental income. The entrance hall, with bathroom and separate shower off it, leads to a large open-plan kitchen, dining and sitting room with wood burning stove. French doors within the full width windows lead to the cottage's self-contained garden, and look out over a pretty pond with fire pit seating area, and beyond to Kerridge Ridge. To the first floor are two double bedrooms with views over the gardens.

DIRECTIONS

Heading out of Macclesfield on the Silk Road Heading west onto Hurdsfield Road which leads onto Rainow Road. Approximately 1.5 miles on this road brings you to a left turning onto Kerridge Road, with the property 0.3 miles off the road to the left, heading down the long private road up to the gates of the property.







LOCATION

Lower Swanscoe Farm is situated in Rainow, on the outskirts of the hamlet of Swanscoe, some 3 miles north-east of Macclesfield. Macclesfield has an array of day-to-day facilities, including excellent shopping, recreational and transport facilities. The mainline railway station enjoys an intercity link to Manchester (25 min) and London (1 hr 40 min). Manchester city centre is 17 ½ miles away, whilst the international airport is 12 ½ miles distant.

LOCAL AUTHORITY

Cheshire East - Council Tax Band:
Farmhouse - H
Cottage - A.

TENURE

Freehold - To be verified by solicitors

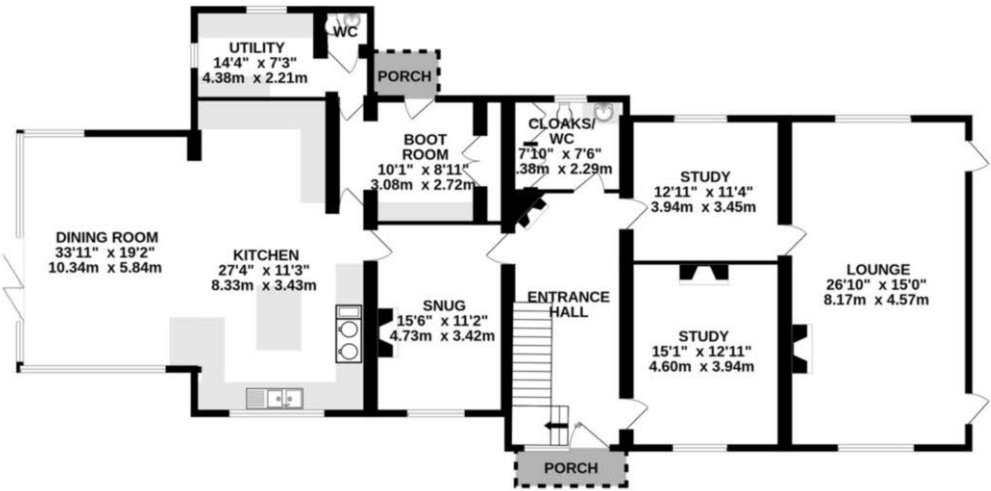
POSTCODE

SK10 5TB



FLOORPLAN & EPC

GROUND FLOOR

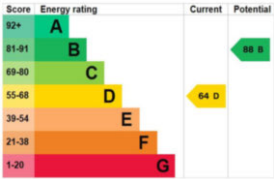


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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