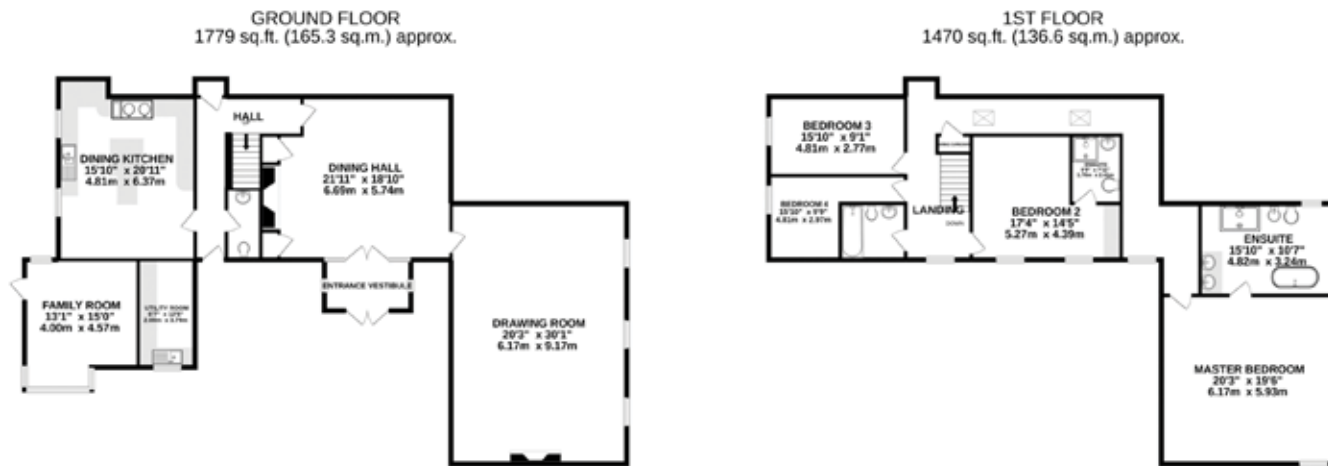


**THE NORTH WING
SWYTHAMLEY HALL**
Rushton Spencer
£795,000



TOTAL FLOOR AREA: 3249 sq.ft. (301.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2020



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury
 Spindles, The Village, PRESTBURY SK10 4DG
 01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



The North Wing forms part of the magnificent Swythamley Hall - a grade II listed country residence set within enchanting formal grounds and parkland of approx.150 acres.

GASCOIGNE HALMAN

- GRADE II LISTED COUNTRY RESIDENCE
- STUNNING PARKLAND SETTING
- DOUBLE GARAGE

- SHARED TENNIS COURT
- IMPOSING MASTER BEDROOM SUITE
- FULLY PANELLED DRAWING ROOM

£795,000

THE NORTH WING

Swythamley Hall, Rushton Spencer



DESCRIPTION

The accommodation comprises in brief at ground floor level; Entrance Vestibule, Dining Hall, magnificent fully panelled drawing room, Dining Kitchen with utility room and separate Family Room.

At first floor level; Expansive Master Bedroom suite with luxury ensuite bathroom, Guest Bedroom with ensuite and two further bedrooms and a separate bathroom.

This fine residence is set within approximately 100 acres of wonderful parkland and 20 acres of established gardens. The grounds are fully maintained by the Estate Manager and are there for the enjoyment of all residents.

A formal lake is located to the rear of the Hall with pathways all around - ideal for walking. The parkland is interspersed with indigenous trees and kept neat and tidy from grazing.

LOCATION

The North Wing forms part of the unique and historic Swythamley Hall estate set within approx. 130 Acres of historic parkland and exquisite gardens. Completely private from public view this magnificent residence is accessed via 3 sets of automated gates. In the immediate locality is the Parish of Wincle and its neighbour Danebridge. Together they form one of Macclesfield Borough's most picturesque settlements, straddling either side of the River Dane where it separates Cheshire from Staffordshire.

Wincle is geographically centred around the attractive St Michael's Church and adjacent village school, with spectacular panoramic moorland views. Macclesfield Town Centre is merely 6 miles away with a direct route to London Euston in 1hr 47mins. Alderley Edge Village and Wilmslow Town Centre are within easy striking distance along with the ever popular Handforth Dean. The Swythamley Estate offers utter privacy & tranquillity but maintains accessibility at all times to the outside world.

DIRECTIONS

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

TENURE

The North Wing is registered in two titles, both leasehold running for a term of 999 years from October 1998 and December 1999. The rent is peppercorn. The service charge is in addition and details of the prevailing charge are available from the agents. The parkland and the communal grounds are freehold and are owned by two separate limited companies, in which the owners of the North Wing have a share. All to be verified by the purchasers solicitor.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Staffordshire Moorlands Council - Council Tax Band H

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

GASCOIGNE HALMAN