



Wall Pool Lodge Church Lane, Gawsworth, SK11 9RQ

Offers Over £1,500,000

- Two Distinctive and Individual Residences, Set Within Gardens And Private Lake
- Wrap Around Private Gardens & Extensive Driveway
- The Chocolate Box' Cottage Offering Two-Bedrooms
- Viewings Strictly By Appointment
- 5 Bedrooms In Total
- Nestled within the historic shadow of Gawsworth Hall
- Detached Garage Within The Grounds
- Picturesque And Peaceful Location
- Main Residence Offering Three Double Bedrooms
- A Unique Opportunity To Acquire This Lifestyle As Well As Acquiring Two Individual Homes.

Wall Pool Lodge Church Lane, Gawsworth SK11 9RQ

*** IDYLIC SETTING *** LOCATION*** LOCATION*** LOCATION***VIDEO TOUR AVAILABLE***

Two Distinctive and Individual Residences, Five Bedrooms in Total, Set within gardens overlooking a private lake.

A rare and truly exceptional opportunity to acquire two detached residences and a private lake, set in a most picturesque and peaceful location, Properties of this calibre within such an idyllic setting, are seldom brought to the open market. Nestled within the historic shadow of Gawsworth Hall, one of Cheshire's most enchanting historic estates, this is a remarkable opportunity to acquire not one, but two detached homes, set beside and surrounded by glorious gardens overlooking a private two-acre lake. A setting so magical, it could be mistaken for a scene from an English country painting.



Council Tax Band: G



Approached via an extensive private driveway bordering the water’s edge, exuding elegance as well as surveying the idyllic setting. The properties – Wall Pool Lodge and Well Tree Cottage – each enjoy wrap around private gardens and uninterrupted views across the lake and surrounding woodland. The lake itself extends to approximately 2 acres and, although currently operated as a fishery, will be sold as a private lake belonging exclusively to the two dwellings.

The two properties create an opportunity for those looking to reside with relatives, dependants or those looking for a home & investment property. The properties both have obvious potential for further development, Airbnb or as long-term rental investment.

The main residence Wall Pool Lodge much potential to extend the existing three -bedroom accommodation for conversion of the existing loft space. Other developments alternatives could be explored subject to planning approval. Both properties are on separate titles offering the purchaser the future options to separate the two dwellings, in turn freeing up capital for renovations or further investment.

Wall Pool Lodge

The principal dwelling, Wall Pool Lodge, offers well-maintained accommodation comprising three bedrooms, spacious lounge & dining kitchen which enjoys those picturesque lake views. Externally there is detached garage, extensive concrete hardstanding providing a base for a workshop and mature, secluded gardens & additional pond with potential for installation to create a swimming pool. There is significant scope to extend or remodel the property to create a contemporary lakeside residence (subject to obtaining the necessary planning permission), offering a unique lifestyle opportunity.

Well Tree Cottage

Located nearby, Well Tree Cottage is every inch the ‘chocolate box’ cottage, a delightful two-bedroom detached property Ideally suited for multi-generational living. Full of character and warmth. Whether used as a residence for an extended family, a charming holiday let, or an elegant guest retreat/Air B&B, the cottage offers panoramic lake views, a quaint garden space and outdoor patio, coupled with storybook setting that’s rarely found in today’s market. Its picturesque setting and elevated outlook across the lake make it equally desirable as a permanent residence or income-generating asset.

The Lake

The centrepiece of this exceptional offering is the approx. two-acre lake, currently run as a fishery but offered with the sale as a private, exclusive water. Whether for personal enjoyment, private fishing, or simply to be admired from your window each morning, it provides a tranquil focal point that is both rare and endlessly captivating.

Setting and Location

Positioned off the highly regarded Church Lane in Gawsworth, the setting is one of exceptional natural beauty and heritage. Church Lane is a tree-lined approach that passes Gawsworth Park, Nancy’s Wood, and the stunning Gawsworth Old Hall and Gawsworth New Hall – two of the region’s most notable historic residences.

Gawsworth village offers a traditional community feel with a beautiful parish church, a number of listed buildings, Village pub and a local primary school. Despite its tranquil, semi-rural feel, the location provides excellent transport links via the A536, offering convenient access to Macclesfield, Alderley Edge, Wilmslow, Manchester, and Manchester Airport. The area is well-served by a range of highly regarded schools, including The King’s School, Macclesfield, and a number of other independent and state options within easy reach.

A truly unique opportunity to acquire a lifestyle as well as a home. viewing is essential to appreciate the full extent of what is on offer. Viewings are strictly by appointment – please contact us to experience the setting first hand.

Reception Hallway

16'10" x 7'10"
Having a UPVC composite front entrance door with obscure windows to the side aspect. Coving to ceiling. Original parquet flooring. Double radiator.

Dining Kitchen

24'0" x 12'4"
Having a UPVC double glazed window to the front and rear offering dual aspect views of the gardens and the lake beyond. Comprising of a range of wall cupboard and base units with work surfaces over, tiled splashbacks. Incorporating a stainless steel sink and drainer with chrome mixer tap over. Neff oven, integrated microwave, Neff induction hob with stainless steel extractor hood over. Integrated dishwasher and fridge. Tiled floors. Recessed downlights. Original parquet flooring. Double radiator.

Lounge

29'1" x 11'10"
Having dual aspect, UPVC double glazed windows to the front ,rear and to the side aspect .Feature brick fireplace housing an open fire with tiled hearth Coving to ceiling. Wall light points. Three double radiators.

Inner Hallway

Having access to the loft. Handy Storage cupboard. Wood effect laminate flooring. Access to the shower room and wc.

Bedroom One

17'2" x 11'9"
Having a UPVC double glazed window to the front and side aspect. Bespoke wood effect fitted wardrobes. Coving to ceiling. Double radiator.

Bedroom Two

17'0" x 11'6"
Having a UPVC double glazed window to the rear and side aspect. Having a fitted wardrobe in the alcove. Wall light points. Double radiator.

Bedroom Three

12'11" x 10'5"
Having UPVC double glazed windows to the front aspect overlooking the lake.

Shower Room

7'11" x 5'10"
Having a UPVC obscure double glazed window to the rear aspect. Featuring a double width shower cubicle with showerhead over, vanity unit with countertop basin and storage underneath. Wood effect laminate flooring, tiled walls, chrome heated towel rail. Recessed downlights.

WC

Having a UPVC double glazed window to the rear aspect. WC with push flush. Wood effect laminate flooring.

Well Tree Cottage

Entrance Hall

Having a composite front entrance door with access into the hallway and stairs to first floor accommodation
Two UPVC double glazed window to the side aspect two radiators. Wood effect laminate flooring.

Lounge

18'4" x 14'6"

Having a UPVC double glazed window to the front and side aspect with views of the gardens, patio area and lake.
Feature brick fireplace housing a open fire with brick hearth and oak surround. Two radiators. Wall light points. Wood effect laminate flooring.

Dining Kitchen

18'6" x 12'1"

Having a UPVC double glazed window to the rear aspect times and side door with access to the patio area.
Comprising of a range of wall cupboard and base units with work surfaces over incorporating a stainless steel sink and drainer with mixer tap over tiled splashback. Space and plumbing for dishwasher and fridge, space for oven. Housing the AGA with feature beam over. Recessed downlights. Double radiator. Original Minton floor tiles.

Utility Room

8'9" x 4'10"

Having a UPVC double glazed obscure window to the rear aspect. Housing the oil fired boiler. Wood effect laminate flooring.

First Floor Landing

Access to the loft. Having a UPVC Velux style sky light window to the ceiling. Handy storage cupboard in the eaves

Family Bathroom

10'9" max x 8'10"

Having an obscure UPVC double glazed window to the rear aspect and two windows to the front and side. Comprising of four piece suite featuring a panel bath, low-level VVC, separate shower cubicle, pedestal wash hand basin. Radiator. Recessed downlights. Extractor fan. Wood effect laminate flooring .

Bedroom One

14'6" x 8'11"

Having a UPVC double glazed window to the front aspect overlooking the lake. Radiator.

Bedroom two

13'2" x 8'11"

Having wood double glazed windows to the rear aspect. Radiator.
Access into the eaves

WC

4'11" x 4'0"

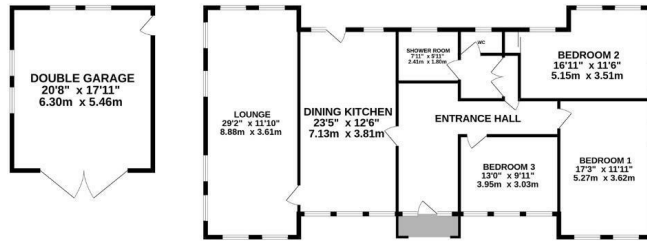
Having a WC, wall mounted hand wash basin, radiator. Recessed downlights Extractor fan.





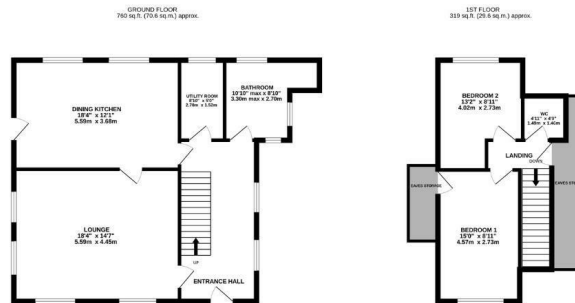
Wall Pool Lodge

1831 sq.ft. (170.1 sq.m.) approx.

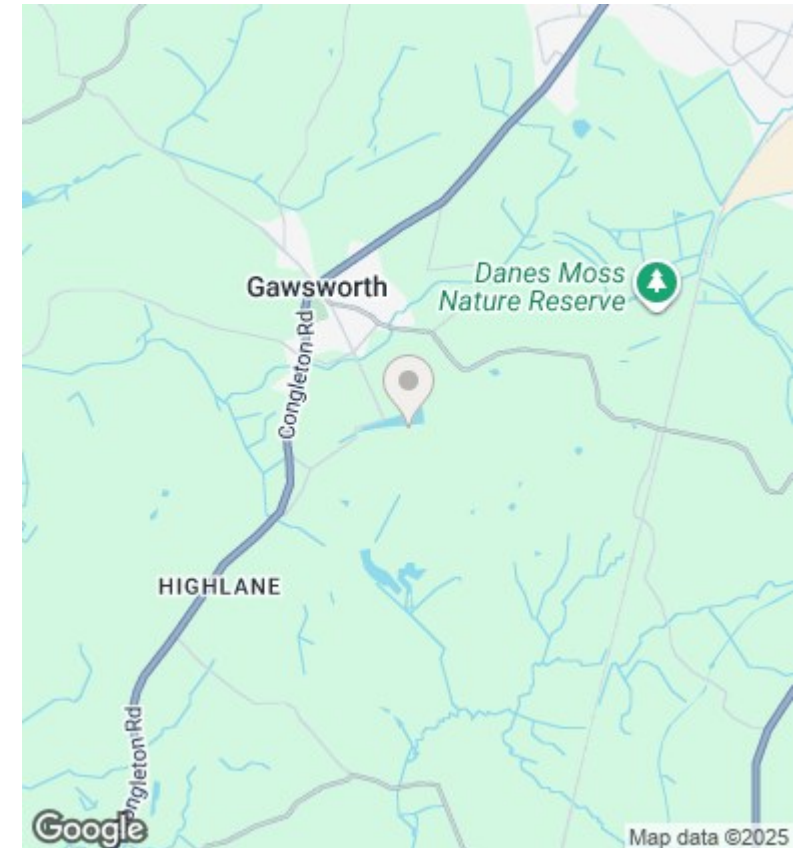


TOTAL FLOOR AREA: 1831 sq.ft. (170.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. The vendor, agents and any other person involved in the sale of the property make no representation or warranty of any kind.

Well Tree Cottage



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.
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Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		