





## The Red House 1 Pexhill Road, Macclesfield, Cheshire SK10 3LL

There are certain eras throughout history that have architectural appeal. In years to come it is unlikely that future generations will reflect with affection on what was produced in the 1960's and 1970's but at the opposite end of the scale is the Georgian era, and in this unique three-storey dwelling we have a superb example. The rather paradoxically named Grade 2 listed 'Red House' dates from 1750 and provides a splendid home that displays much of, to coin, a much-laboured phrase in estate agency, 'character and charm'.

It provides a wonderful expanse of accommodation that has tremendous versatility and that enables the layout to be adapted to suit the changes of today's family/home working conditions. It is a substantial property providing highly flexible accommodation, which includes 10 rooms laid out over 3 floors. In addition, there is the vaulted cellar with 2 chambers and a store room.

There is gas-fired central heating and exposed beams, and a delightful atmosphere throughout, contributed to in no small way by various original features, including, the beautiful oak panelling in the hallway.

To the rear, there is a delightful garden which is very much in keeping with the property itself. Within fenced, hedged and walled borders, which provide a high degree of privacy, there is a lawn, patio, mature trees, and well-stocked borders. From the rear boundary, there is access to a detached double garage and a drive that exits onto Chelford Road.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Chester Road and upon arriving at the Broken Cross roundabout turn left onto Pexhill Road where the property can be seen on the right hand side opposite Princes Way.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## The Red House 1 Pexhill Road, Macclesfield, Cheshire SK10 3LL

### Ground Floor

#### Entrance Hall

Carved oak wall panelling. Wooden panels to dado height incorporating display shelving. Dado rail. Finger latch doors to the three reception rooms, the utility and the cellar. Single radiator.

#### Sitting Room

14'8 x 11'11

Cast iron multi fuel stove in a brick surround with matching hearth. Beamed ceiling. T.V. Aerial point. Two wall light points. Finger latch door. Sash window and small paned window to the two elevations. Double radiator.

#### Drawing Room

13'2 x 11'11

Open grate fireplace in an oak surround with cast iron and tiled inset and tiled hearth. Finger latch door. Sash window. Double radiator.

#### Dining Room

12'0 x 11'6

Cast iron fire place with quarry tiled hearth. Original oak flooring. Meter cupboard. Finger latch door. Sash window . Two double radiators. Open way through to the Kitchen.

#### Kitchen

15'9 x 8'8

Double bowl moulded sink unit with mixer tap and base cupboards below. A range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated dishwasher and fridge. Electric cooker point. Beamed ceiling. Small paned window. Door to rear garden.

## The Red House 1 Pexhill Road, Macclesfield, Cheshire SK10 3LL

### Utility Room

7'2 x 6'5

Single drainer sink unit with mixer tap and base cupboard below. A range of matching base and eye level cupboards with co-ordinated work surfaces and tiled splashbacks. Plumbing for washing machine. Windows to two elevations. Single radiator.

### Cloakroom/W.C.

High flush W.C. Hand basin with tiled splashback. Door to garden. Small panel window.

### Store room

Accessed from the lounge. Power and light.

### Cellar Chamber One

14'7 x 8'0

Approached via a stone staircase. A vaulted cellar with a stone slab floor and a stone sink.

### Cellar Chamber Two

11'8 x 10'4

Vaulted ceiling. Stone flagged floor. Stone display plinths and cheese preparation slab.

### First Floor

#### Landing

Turned oak spindle balustrade to staircase which extends to the second floor. Finger latch doors to the three bedrooms and the drying room. Small paned window. Single panelled radiator.

#### Bedroom One

14'10 x 12'0

Original cast iron fireplace. Finger latch door. Windows to two elevations. Two double radiators.

## The Red House 1 Pexhill Road, Macclesfield, Cheshire SK10 3LL

### En-suite Shower Room

Exposed floorboards. Wooden panelling. Shower cubicle with thermostatic shower and tiled splashback. Pedestal wash basin. Low suite W.C. Display shelving. Wall mounted cabinet. Extractor fan. Small paned window. Double radiator. Heated towel rail.

### Bedroom Two

16'4 x 13'4

Exposed floorboards. TV aerial point. Finger latch door. Sash window. Double radiator.

### En-suite Shower Room

Tiled shower cubicle with Mira electric shower, pedestal wash basin and low suite W.C. Tiled splashbacks. Wall mounted mirror. Three wall light points. Extractor fan. Heated towel rail.

### Bedroom Three/ Study

12'2 x 12'0

Exposed floorboards. TV aerial point. Original cast iron fireplace. Finger latch door. Sash window. Double radiator.

### Dressing Room

9'3 x 8'8

A range of storage cupboards with shelving housing the gas fired condensing central heating and domestic hot water boiler as well as a pressurised hot water cylinder. Finger latch door.

### Bathroom

White suite comprising a cast iron bath with mixer taps and shower, hand basin and low suite W.C. Tiled splashbacks. Wall mounted mirror. Extractor fan. Finger latch door. Small paned window. Double radiator.

## The Red House 1 Pexhill Road, Macclesfield, Cheshire SK10 3LL

### Second Floor

#### Landing

Spindle balustrade to staircase. Finger latch doors to the four bedrooms. Small paned window.

#### Bedroom Four

14'10 x 12'0

Exposed floorboards. Finger latch door. Small panel window. Double radiator.

#### Bedroom Five

15'8 x 8'8

Access to a partially boarded roof void via a Slingsby style ladder. Finger latch door. Small paned window. Single radiator.

#### Bedroom Six

15'8 x 13'4

Loft access. Finger latch door. Sash window. Double radiator.

#### Studio/Bedroom Seven

12'1 x 11'10

Exposed floor boards. Sash window. Finger latch door.

### Outside

#### Double Garage & Gardens

19'0 x 13'5

A concrete sectional garage with up and over door. Power and light. Covered log stores. Two timber garden sheds. The property is set back behind a small garden with a picket fence, lawn and a cobbled path to the front door. The rear garden is a lovely feature for within fenced, walled and hedged borders there is a large lawn, stone flagged patios and well stocked borders. There is access to the garage and a gravel drive accessed from Chelford Road which provides off road parking.

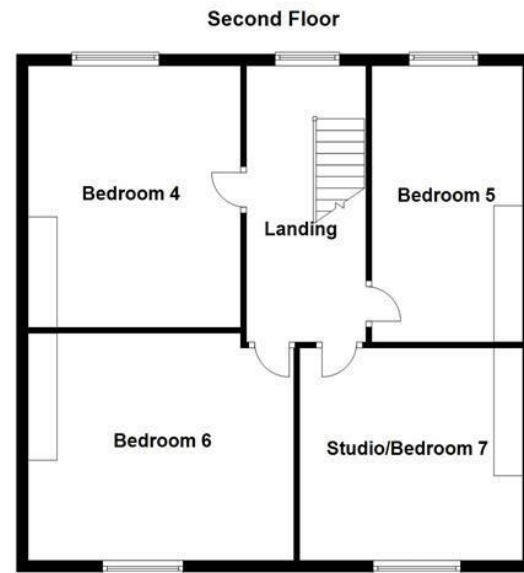
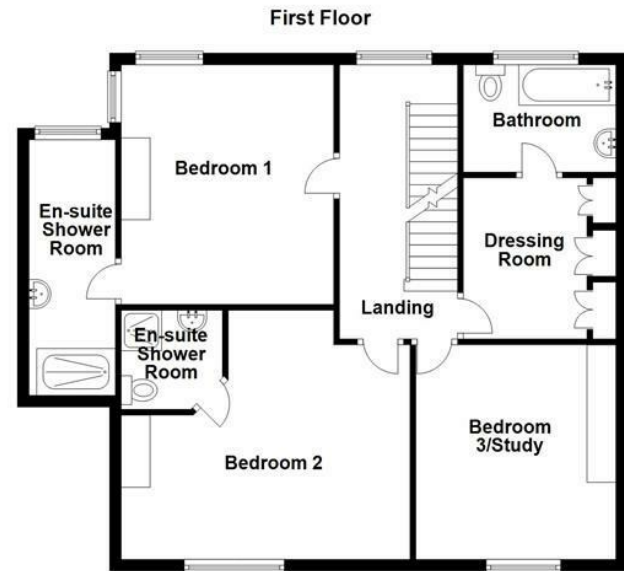
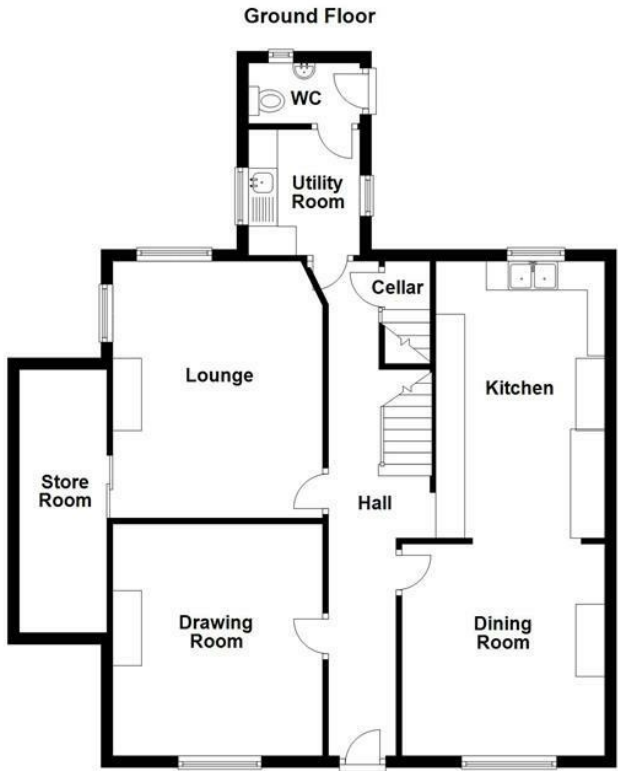
**Asking Price £525,000**

HOLDEN & PRESCOTT











**HOLDEN & PRESCOTT**  
INDEPENDENT ESTATE AGENTS

1-3 Church Street, Macclesfield, Cheshire, SK11 6LB  
T: 01625 422244 W: [www.holdenandprescott.co.uk](http://www.holdenandprescott.co.uk)  
F: 01625 869 999 E: [contact@holdenandprescott.co.uk](mailto:contact@holdenandprescott.co.uk)

