



Paddock House  
Woodhouse End Road | Macclesfield | Cheshire | SK11 9QT



# PADDOCK HOUSE



*Enjoy luxury country living in this private, west-facing barn conversion in Gawsworth. Stunning views, a hot tub, stylish interiors and high-spec technology blend seamlessly with equestrian facilities—designed for both relaxation and refinement.*







# KEY FEATURES

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## Accommodation Summary

### Ground Floor

Step into a spacious, light-filled foyer where a statement dining table sets the tone for elegance and scale. From this central hub, the home unfolds with ease, leading to the generous living room on the right, the kitchen on the left, and also accommodating a conveniently located downstairs toilet within this main area.

Security is discreet yet robust, with a smart alarm system and subtle CCTV offering complete peace of mind. The home feels open and welcoming, while quietly assuring a strong sense of safety—a perfect balance for modern family living.

The living room is impressively proportioned, easily accommodating a large U-shaped sofa while maintaining a sense of openness and light. Natural light pours in, enhancing the soft, serene atmosphere. This is a space designed for effortless living—ideal for cosy evenings, laid-back weekends, and informal entertaining in equal measure.

At the heart of the home is an impressive 37-foot open-plan kitchen, dining, and living space—designed for both everyday luxury and memorable entertaining. Ceilings featuring exposed beams, a striking 14-foot island with breakfast bar, and a dedicated lounge area with a wood burner set the tone for warmth and refinement.

This high-spec kitchen boasts premium appliances throughout: a Quooker tap, integrated wine coolers, a draft beer pump, top-grade cooking technology, and seamless Corian worktops. Whether hosting friends or enjoying quiet family meals, the layout flows effortlessly to support every occasion.

French doors open onto West-facing decking that becomes a natural extension of the living space. Covered areas and built-in heat lamps make this outdoor zone usable year-round—perfect for sunset drinks or alfresco dining. A private putting green just beyond adds a unique touch of lifestyle luxury.

Every element of this space has been thoughtfully crafted to balance aesthetic charm with practical sophistication—inviting you to live beautifully, inside and out.



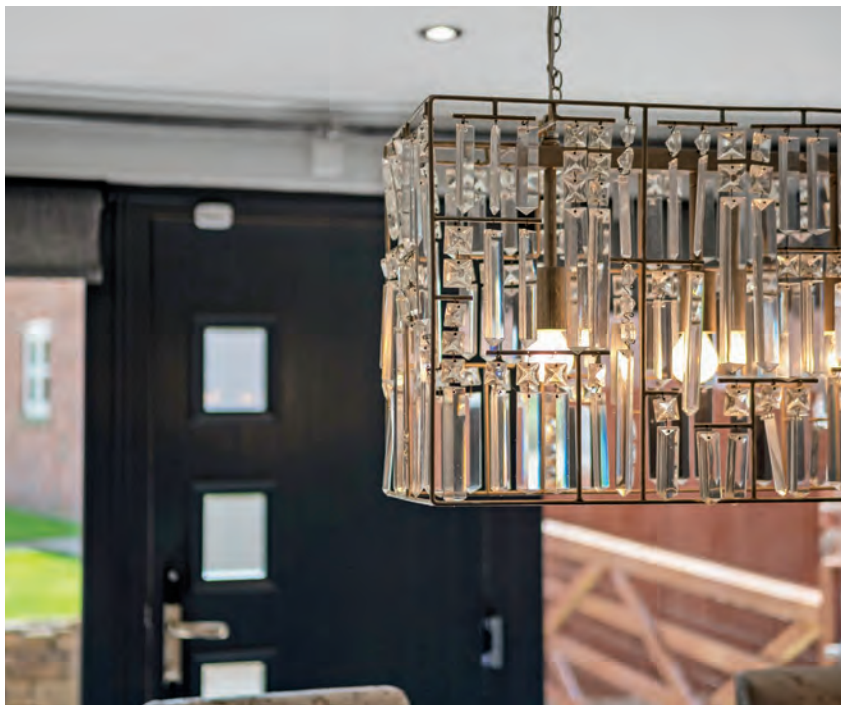


























# KEY FEATURES

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## First Floor

Upstairs, the charm of the original barn is beautifully preserved, with exposed beams stretching across each ceiling—lending warmth, character, and a strong sense of heritage throughout. This floor offers four generous bedrooms, each bathed in natural light and thoughtfully styled for comfort.

Two of the bedrooms benefit from their own private en suites, providing luxurious privacy for family members or guests. The remaining two bedrooms share a tastefully appointed family bathroom, finished to a high standard.

Whether imagined as restful retreats, stylish guest rooms, or spaces for growing families, each bedroom offers its own quiet elegance, woven seamlessly into the fabric of this beautifully reimagined home.





















# KEY FEATURES

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## Outside

To the rear, a 160 sq ft decked terrace—crafted from both wood and composite materials—creates a stunning entertaining space complete with a bar, built-in BBQ area, full-size hot tub, and integrated speakers. It's the ultimate spot for relaxed family living or alfresco celebrations.

Beyond the decking lies a purpose-built garden room with a functioning bar, fully connected with heating, electricity, and internet. It can easily be adapted to suit your lifestyle, whether as a home office, studio, or retreat.

On the north side of the house, golf enthusiasts will find their dream setup: a professional-grade putting green and chipping area, complemented by a sports lawn for casual play.

Between the main residence and the stables is a versatile paddock—ideal for further equestrian use, or simply enjoyed as an expansive lawn. It's a space designed for flexibility, leisure, and year-round enjoyment.

## Equestrian Facilities

For those who live to ride, Paddock House offers an equestrian setup of exceptional quality and versatility. Spread across the estate are five well-fenced paddocks, bordered with mains-powered Hotcote electric fencing and a 12-foot grass track—perfect for safe turnout, exercise, and grazing. The land is fully enclosed with Equinet mesh, adding an extra layer of security for smaller animals.

At the heart of the facilities are two stables by Whittington Hill, crafted to a premium specification. Each stable features automatic water tubs, hay bars, overhead heaters, and hot and cold wash bays—designed with both comfort and practicality in mind. Additional amenities include a dedicated tack room, feed store, and ample power supply throughout.

For training, the professional-grade Equi-Ride arena ensures all-weather usability, while the Equi-Float turnout area offers excellent year-round footing.

This is more than just a home for horse lovers—it's a fully realised equestrian lifestyle, blending performance, privacy, and potential in equal measure.



















# INFORMATION

## Services

Utilities: Mains Water & Electricity, LPG Gas, Septic Tank – Shared maintenance costs between £100-£150pa.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider. We advise that you check with your provider.

Broadband Availability: Superfast Broadband and 5G network available in the area. We advise that you check with your provider.

Garage Parking Spaces: 2

Off Road Parking Spaces: 6 (Additional Parking at the Stables Including for Horse Box)

Construction Type: Standard, Brick

## Directions

Postcode: SK11 9QT / what3words: builds.toned.noses

## Local Authority

East Cheshire  
Council Tax Band: G

## Tenure

Freehold

## Viewing Arrangements

Strictly via the vendors sole Fine & Country East Cheshire and South Manchester agents Marcus Page & Chenille Wood +44 (0)1625 900939

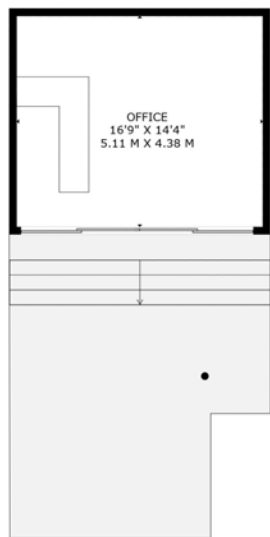
## Website

For more information visit Fine & Country East Cheshire and South Manchester <https://www.fineandcountry.co.uk/east-cheshire-and-south-manchester>

## Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 E	
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 2600 sq ft, 242 m2  
GARAGE & STORAGE: 287 sq ft, 26 m2

OVERALL TOTALS: 2887 sq ft, 268 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure.  
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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## MARCUS PAGE

### PARTNER AGENT

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I started my career in the property industry as a property manager. Over time, I have acquired extensive knowledge in the field. I have previously worked on high-end residential installs and design jobs, when the opportunity arose to work with the most recommended agent in the UK, I knew it was time to take the next step in my career. My experience, people skills, and drive to excel make me the ideal agent to help you buy or sell your property. Having grown up in Cheshire, I have a wealth of local knowledge that can benefit you. When I'm not working, you might find me enjoying a Negroni at a local bar, attending a car show or travelling to new places, one of my favourite places I have visited was Marrakech due to the deep-rooted culture and incredible architecture.



## CHENILLE WOOD

### PARTNER AGENT

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I'm Chenille Wood, specializing in luxury homes across Cheshire, Staffordshire, and Sheffield. For me, selling a home is about more than just listing—it's about storytelling, creating emotional connections, and showcasing each property's unique character. With a background in interior architecture and years of real estate experience, I bring a fresh, relationship-focused approach that puts my clients first. I work closely with you to craft a tailored strategy, ensuring your home reaches the right buyers and achieves the best possible outcome. I also collaborate with top professionals in staging, design, architecture, finance, and conveyancing, offering a seamless and expert-driven experience from start to finish. If you're looking for an agent who will appreciate your home's unique qualities and guide you with care through every step, I'm here to help make your sale exceptional.



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