



The Tenants Hall
Swythamley Hall | Rushton Spencer | Macclesfield | Staffordshire | SK11 0SN

THE TENANTS HALL



A distinguished and beautifully presented detached residence, this exceptional five-bedroom home, constructed in 1888, effortlessly blends period charm with generous proportions, extending to approximately 4,700 sq ft.



KEY FEATURES

Accommodation Summary

Set within the magnificent 140-acre protected deer park of Swythamley Hall, within the Peak District National Park The Tenants Hall offers a rare opportunity for elegant country living within a gated community/country estate. Thoughtfully arranged to allow for flexible accommodation, including potential for ground floor multi-generational living, it is complemented by a private garden and exceptional views across rolling parkland and The Peak District's Roaches beyond.

Ground Floor

Passing through the fully enclosed porch of The Tenants Hall, laid with stone flooring, you are welcomed into the dining hall. This vast dining space boasts two original sash windows and provides an exceptional setting for dinner parties and gatherings.

Descending a few steps, you are drawn into the living room and library. This truly spectacular space features floor-to-ceiling bookshelves, an awe-inspiring vaulted ceiling over seven metres high, and an impressive stone fireplace housing a functional open fire. Two large windows flood the room with light, making it the ideal place to unwind. Adjacent lies a storage room/office.

There is a secondary reception room currently used as a craft room, fitted with illuminated shelving. Beyond, Bedroom 5 enjoys dual-aspect windows and is currently configured as an additional office. Along with an adjoining shower room, this suite of rooms has been cleverly designed to function as a self-contained annexe, ideal for multi-generational living or guest accommodation.

At the heart of the home is the expansive kitchen/living/breakfast room. This beautifully designed space features a breakfast bar, dual sinks, underfloor heating, integrated appliances—including a teppanyaki grill—and an electric AGA. Double-glazed doors open directly onto the garden, seamlessly blending indoor living with the outside and showcasing stunning views.

Additional features include a wine cellar, a rear hallway with cloakroom/WC, and a fully equipped utility room with a walk-in pantry and internal access to the garage.







SELLER INSIGHT



“Nestled within the exclusive Swythamley Park estate, comprising 140 acres of private parkland and ancient woodland, this unique residence has been the cherished home of Adam and Paula since April 2021. From the moment they arrived, it was the sheer peace and tranquillity of the setting that captivated them. The sweeping views from the master bedroom stretch across the parklands to The Roaches, with Hanging Stone perched at the edge. It provides a dramatic Peak District backdrop that never fails to inspire.

Set well back within the estate and surrounded by nature, the property offers a rare blend of privacy, history, and lifestyle. “We were drawn to the serenity, the wildlife, and the incredible natural beauty,” Adam and Paula share. “To wake up to deer grazing, birdsong, and sunrises over the hills is something we never took for granted.”

The home itself is steeped in rich heritage. Originally built as The Tenants Hall by Sir Philip Brocklehurst for local farmers and residents to gather, celebrate, and pay rent, it has since been transformed into a warm and welcoming family home. Many in the local area still recall fond memories of dances and events once held here, adding a sense of community legacy that few homes can offer.



Inside, the layout perfectly balances grand, sociable spaces with quiet nooks for retreat. From the dining hall and expansive lounge with a library area, to the kitchen with its sunny breakfast corner, the house is ideal for both entertaining and everyday living. Upstairs, all four bedrooms are generously sized, each with its own en-suite bathroom. There is also a flexible downstairs apartment that can be closed off when needed, making it ideal for guests, multi-generational living, or a private workspace.

Adam and Paula have lovingly personalised the property throughout. They moved away from its previously neutral style to create a characterful and inviting interior. “It is now full of warmth and colour,” they explain. “Each room has its own personality, yet the house as a whole remains cohesive and comfortable.” The property has benefitted from extensive upgrades, including a new roof with modern insulation, a completely new heating and hot water system, replacement bathrooms, LED lighting throughout, and refreshed décor both inside and out. Fast Wi-Fi supports working from home with ease, although Adam admits that no office will ever match the views from here.

Outside, the gardens offer both tranquillity and space for entertaining. From sun-drenched patios to a garden dovecote, believed to feature 16th-century carved stone heads salvaged from Dieulacres Abbey, every area has its own story. A Victorian gravity-fed fountain, tucked away within the private woodland, adds a whimsical charm to peaceful walks among the trees.



The surrounding community is equally enchanting. While Swythamley itself is made up primarily of second homes, nearby villages such as Wincle and Heaton are vibrant and welcoming. Monthly locals’ nights at the Wincle Brewery, village fêtes, and events at the Swythamley and Heaton Centre offer plenty of opportunities to meet neighbours. “We were warmly welcomed, despite having no farming background,” Paula reflects. “Groups such as the WI, Young Farmers, and Climate Action group made us feel part of something special.”

For lovers of the outdoors, the location is exceptional. Hiking trails to Lud’s Church, The Roaches, and Hanging Stone begin at the doorstep, and nearby stables cater to equestrian enthusiasts. While the setting feels a world away, essential amenities and highly regarded schools—both state and independent—are easily accessible in Macclesfield, Leek, and the surrounding villages.

As they prepare to move on, Adam and Paula know they will miss the breathtaking views, the deep-rooted history of their home, and, most of all, the warmth of the local community. “This has been more than just a house,” they say. “It has been a lifestyle, a refuge, and a place of joy. We hope the next owners embrace it fully and discover just how magical life at Swythamley Park can be.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





KEY FEATURES

First Floor

A striking bifurcated staircase takes you from the dining hall to a galleried landing overlooking the living room. The first floor comprises four large bedroom suites, each offering privacy and comfort with their own en-suite bathrooms. The principal suite is a true retreat, featuring a large window framing spectacular views, a generous dressing room, and a luxurious en-suite bathroom complete with twin basins and underfloor heating.













KEY FEATURES

Outside

The approach to The Tenants' Hall is via a shared, tree-lined half mile driveway, leading to secure inner electric gates that open to reveal the property, a double garage, and generous private parking with an EV charger fitted. The private gardens feature beautifully manicured lawns, an entertaining patio, and a charming original dove house; offering a peaceful outdoor retreat. In addition, residents enjoy private access to the breathtaking 140-acre grounds of the Swythamley Hall Estate that has no public rights of way—a truly rare privilege, offering open parkland, woodland walks, and a sense of timeless countryside seclusion.

Residents enjoy the shared use of the tennis court, and access to the woodlands (a former arboretum with many surviving specimen trees). Residents also have access to the private helipad.









Swythamley Hall

Swythamley Hall Estate is an exquisite hidden gem, tucked away from public view and accessed via electronically operated gates. Approached by sweeping, tree-lined driveways that meander through the historic deer park (140 acres), the estate is encircled by imposing stone boundary walls, ensuring both privacy and grandeur. Rich in heritage, the parkland and its medieval hunting lodge can trace their origins as far back as the 13th century. Remarkably, the Manor of Swythamley remained in the hands of just two families from the reign of Edward I until 1977.

The main hall, partially destroyed by fire in 1813, was rebuilt in the mid-19th century, giving rise to the elegant structure that stands today. The estate passed from Edward Trafford to John Brocklehurst in 1832, remaining with the Brocklehurst family until its sale in 1977. In the late 1980s, the estate was thoughtfully divided, with the hall and its outbuildings sympathetically converted into a select number of distinguished homes. The exceptional grounds, now held in communal stewardship, are immaculately maintained by a dedicated Estate Manager, offering residents both beauty and serenity within this extraordinary setting.

For more information on the history of Swythamley Hall please visit the Wikipedia Page - https://en.wikipedia.org/wiki/Swythamley_Hall

Location

Swythamley Hall enjoys an enviable position in the picturesque Staffordshire Moorlands, surrounded by rolling countryside and peaceful woodland, yet remarkably well connected to regional hubs and national travel routes.

- Manchester – approx. 27miles
- London – approx. 168 miles
- Manchester Airport – approx. 19 miles
- Derby – approx. 35 miles

Everyday essentials are within easy reach in Leek (6.4 miles), Macclesfield (7.7miles) and Congleton (10miles).

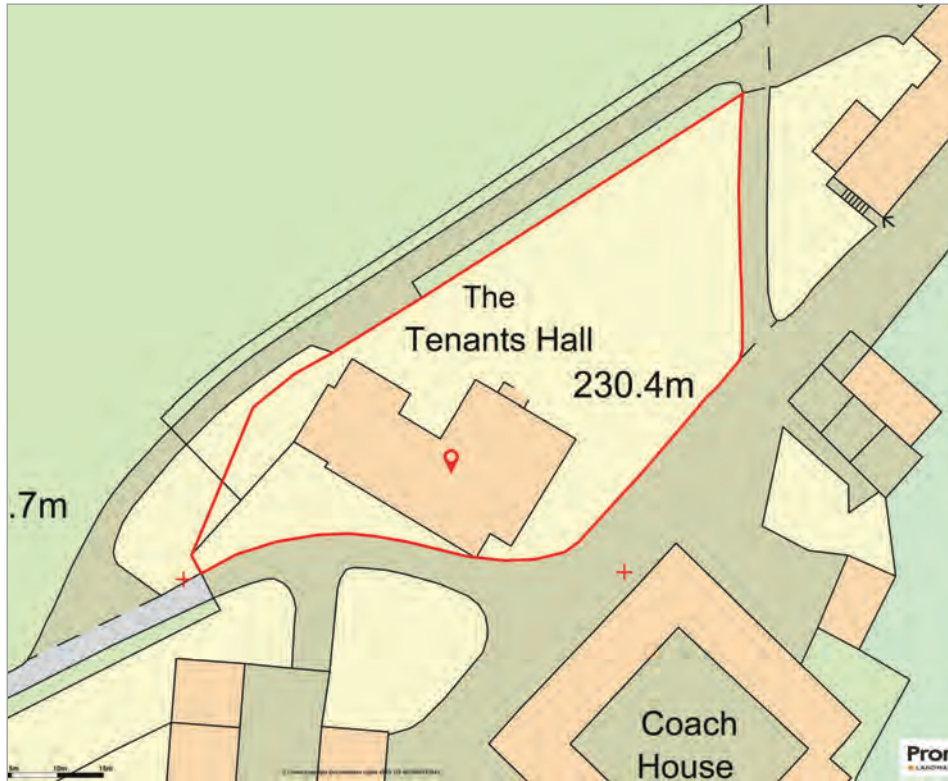
If education is your priority, the area is well served by respected local schools, such as Winkle CofE and Rushton Spencer CE First School within a short drive, The King's School in Macclesfield, Leek High School and St Edward's Church of England Academy.

For dining and socialising, there are local public houses such as The Knott Inn for fine dining, The Royal Oak (a community owned pub) and the Hanging Gate Inn. In addition the highly regarded Three Horseshoes Country Inn & Spa is a short drive away.

Despite its peaceful rural location, Swythamley Hall benefits from excellent transport links. The nearby towns of Macclesfield and Congleton offer direct rail services to Manchester, London Euston, Birmingham, and Stoke-on-Trent, making it ideal for both business and leisure travel. For drivers, the property is well connected via the A523 and A34, offering easy access to the M6 motorway—one of the UK's primary routes—providing swift road links to the North West, Midlands, and beyond.

Swythamley Hall combines the peace and privacy of rural living with excellent access to nearby towns, cities, and amenities.

INFORMATION



Services, Utilities & Property Information

Utilities: Mains water, electricity. Oil fired central heating.

Drainage, Septic Tank shared with three properties and four flats. Associated maintenance costs apply, contact the agent for further information.

Maintenance charge of £7200 P/A.

The property includes a one-eighth share of cost / responsibility for any exceptional maintenance required on the estate roads, subject to prior agreement.

Additionally, ownership includes a share in Swythamley Park Ltd, granting full access and roaming rights across the beautiful grounds of Swythamley Park.

Mobile Phone Coverage: Voice + 4G available. We advise that you check with your provider.

Broadband Availability Microwave Link at 50mbps. We advise that you check with your provider. (FTTP)

Tenure: Leasehold. The lease commenced on 28th April 1997 and runs for a term of 999 years.

Garage Parking space: 2

Off Road Parking Spaces: 5/6

Construction Type: Standard - Stone

Tenure: Leasehold

Date: 28 April 1997

Term: 999 years from 28th April 1997

A peppercorn rent plus share of insurance and exceptional maintenance.

Disclaimer: This property is split over two titles. Contact the agent for further information.

Directions - [///rumble.crib.vegetable](http://rumble.crib.vegetable)

Local Authority: Staffordshire Moorlands Borough Council
Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole Fine & Country agent Arma Kang Fine & +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:

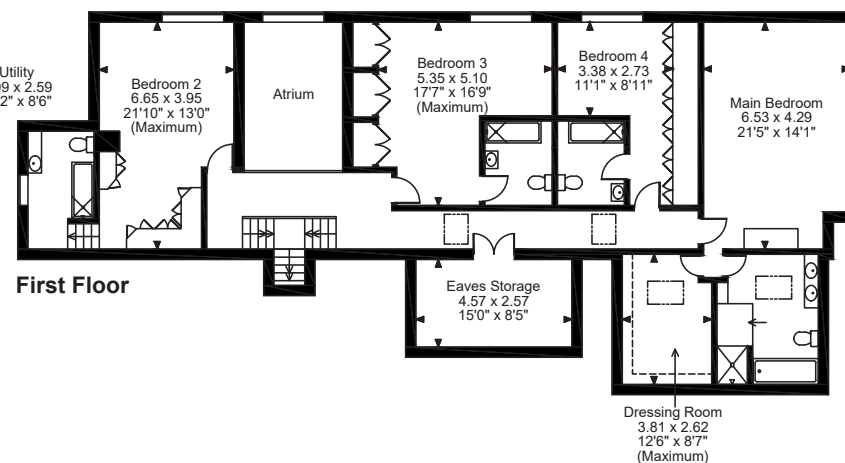
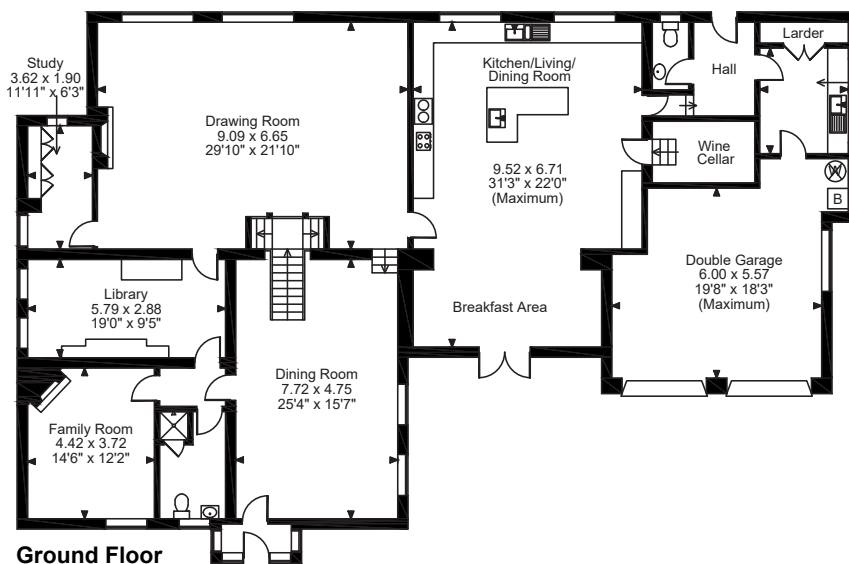
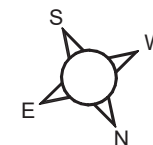
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

The Tenants Hall Swythamley Hall, Rushton Spencer, Macclesfield
Approximate Gross Internal Area
Main House = 4316 Sq Ft/401 Sq M
Garage = 377 Sq Ft/35 Sq M
Total = 4693 Sq Ft/436 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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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. Printed 30.05.2025





FINE & COUNTRY

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



ARMA KANG

PARTNER AGENT

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I am a Property Consultant with over 24 years of successful experience in assisting people with moving to and selling their homes. Qualified as a Mortgage Advisor and a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities necessary for a successful home move.

Specializing in high-exposure technologies, I regularly attend national training sessions to showcase new marketing tech trends, including social media strategies, video presentations, and people analytics tools to target appropriate buyers. Firmly believing in the power of positive thinking in the workplace, I am convinced that you only need one quality person to organize your entire home move from start to finish.

I have been fortunate enough to feature on TV over the last few years, making special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under, and two appearances on Homes under the Hammer!

With a strong family background and belief, I was born in Greenwich, worked around the country, and am now based in London & Derbyshire. I love a good Netflix binge but can also be found in the gym in the morning and serve as "dad's taxi" for my two children most of the time when not following my beloved West Ham United football club.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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