



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Stanhope Court, Gawsworth New Hall, Church Lane, Gawsworth, Macclesfield, SK11 9RQ

A charming duplex apartment in a courtyard development in the historic Gawsworth New Hall, overlooking lake and gardens.

Guide Price £585,000

This spacious duplex apartment in the historic Grade II* listed Gawsworth New Hall offers the discerning purchaser the opportunity to acquire a lovely residence in well tended grounds, arranged around a central cobbled courtyard with fountain and over looking a beautiful lake and gardens to the rear, with an abundance of wildlife to observe.

The hall has a communal entrance hall with original galleried oak staircase and this apartment is located on the first floor. The accommodation briefly comprises, to the first floor: Entrance hall, inner hall, WC, living room and spacious kitchen/dining room. To the second floor are two good sized en-suite bedrooms. A gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the space, style and quality of this wonderful apartment.

The surrounding grounds are well kept and offer a cobbled courtyard entrance with ornate fountain, designated parking spaces, separate garage block, communal formal gardens with ornamental lake and surrounded by beautiful Cheshire countryside.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

From Macclesfield take the A536 towards Congleton. After about 2 miles turn left into Church Lane towards Gawsworth Hall. The gateway to Gawsworth New Hall can be seen on the left hand side before the road takes a sharp right turn.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

With original galleried oak staircase.

FIRST FLOOR

ENTRANCE HALL

5'11 x 4'0

With double doors to:

INNER HALL

22'06 x 5'11

With full height sash window with wood panel sides, radiator, radiator with cover, stairs to first floor, under stairs cupboard, entry phone system.

WC

6'02 x 3'08 (overall)

With low level WC, wash hand basin.

LIVING ROOM

18'10 x 17'07 (overall)

With full height sash windows with wood panel sides, feature fireplace with Living Flame gas fire and marble hearth and surround, wonderful views over lake and gardens.

KITCHEN/DINING ROOM

23'09 x 20'0 (overall)

Dual aspect with full height sash windows with wood panel sides, radiator, two radiators with covers, kitchen area with a range of fitted units including base cupboards and drawers, wall cupboards and worktops, tiled splash backs, stainless steel one and a half bowl sink and drainer unit, 4-ring gas hob and extractor, integrated washing machine, dishwasher, oven/grill and microwave, part tiled floor, dining area, built in storage cupboard housing Valliant boiler, entry phone system, wonderful views over lake and gardens to rear and courtyard to front.

SECOND FLOOR

LANDING

Galleried landing, radiator with cover, skylight.

BEDROOM ONE

19'03 x 17'06 (overall)

Dual aspect with skylights to front and dormer window to rear overlooking lake and gardens, fitted wardrobes, two radiators, under eaves store cupboard, built in store cupboard, roof access.

EN-SUITE

7'05 x 6'10

With corner shower enclosure, low level WC, vanity wash hand basin with cupboards below, radiator, heated towel rail, built in wardrobe, part tiled walls.

BEDROOM TWO

19'09 x 11'06 (overall)

Dual aspect with skylight to front and dormer window to rear overlooking lake and gardens, under eaves store cupboard, two radiators.

EN-SUITE

7'03 x 6'08

With pedestal wash hand basin, low level WC, panelled bath with shower attachment, bidet, radiator, part tiled walls.

Tenure

Leasehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

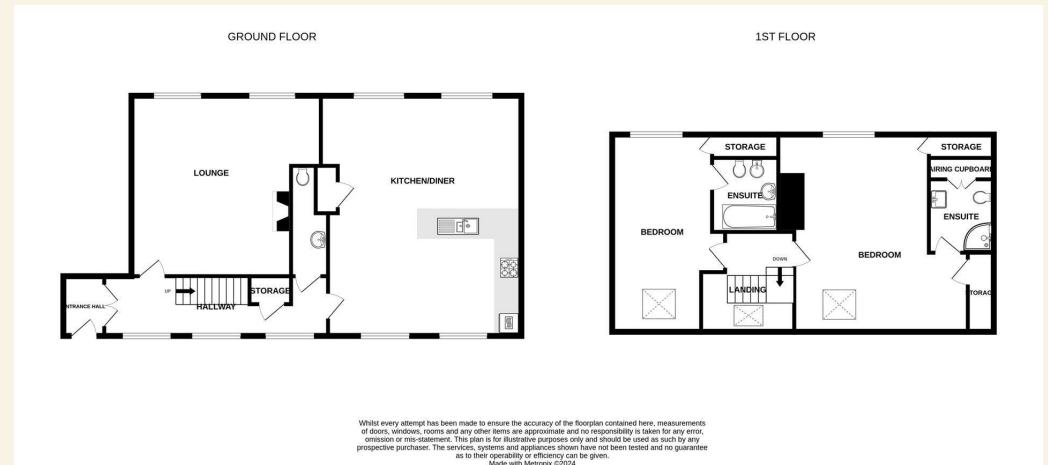
Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

NB

Management fee of £350 per month.

**Energy Efficiency Rating**

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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