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INDEPENDENT ESTATE AGENTS

Cumberland House, 9, Jordangate,

Macclesfield, Cheshire, SK10 1EE

A magnificent Grade II listed four bedroom former Gentlemans town residence in the heart of Macclesfield, boasting a wealth of history and period features dating back to the 1600s.

Guide Price £599,000

Holmes Naden is delighted to offer the discerning purchaser the opportunity to acquire this handsome Grade II listed residence, constructed of stone with thick walls and sash windows throughout. It has been historically and recently extended, reconfigured and renovated into what stands today. Created into a development of five period properties within a gated courtyard in the heart of Macclesfield.

Formerly Greaves House, the property was renamed after a three day stay by the Duke of Cumberland, allowing himself and his army to rest and replenish before he pursued Bonnie Prince Charlie up to Scotland, resulting in the Battle of Culloden in 1746.

On entering the property, you are welcomed through a grand doorway with broken arch pediment and decorative paned window above, into an impressive Minton tiled hallway with decorative archways and frieze, leading through into a dining hall with an impressive Jacobean carved oak staircase with a skylight illuminating form above. The formal drawing room is a Neo Classical feast for the eyes, with ornate plasterwork moulded ceiling with central gilded bird motif dating back to the times of owner John Stafford, an eminent local lawyer in 1731, Palladian window, Chinoiserie fireplace and ornate original overmantel mirror, decorative panelling to the walls and broken arch pediment door frames. The formal dining room also offers period elegance with another impressive fireplace, this time with stone surround and hearth and panelled wooden overmantel. The kitchen has been sympathetically modernised with contemporary units incorporating integrated appliances and a large Aga with warming plate. The property also benefits from a downstairs WC and a barrel vaulted cellar dating back to the 1600s. To the first floor, the period features continue on the landing with ornate Palladian style door frames and archways. The master bedroom boasts a magnificent ornate original Chinoiserie fireplace and benefits from a contemporary en-suite. There are three further bedrooms and a family bathroom. A gas central heating system has been installed.

An internal inspection of this property is highly recommended to appreciate the magnificent period detail and splendour of this unique property.

The propertys impressive facade facing onto the road allows pedestrian access through wrought iron gate up stone flagged steps onto a stone flagged terrace leading up to the grand front door with its broken arch pediment. To the side is a delightful lawned area bordered with plants and shrubs and enclosed by wrought iron railings, elevated from the road, offering a wonderful place to sit or to entertain. The secure courtyard behind electrically operated wooden gates offers two allocated parking spaces, one under a carport, a timber built shed for storage and a flagged patio area in front of the rear entrance to the property.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

DIRECTIONS: From the large Tescos roundabout on the Silk Road A523, proceed up the hill on Hibel Road, turning left at the first set of traffic lights. Take the first right after the Jordangate car park into Cumberland Street where the entrance to the courtyard is located immediately on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 23'02 x 5'10
With beautiful Minton tiled floor, decorative dado rail, archway, picture rails with decorative frieze above, moulded ceiling, Palladian style door frames, traditional radiator, cupboard housing meters, part glazed double doors leading through to:

DINING HALL 12'7 x 11'06
With Minton tiled floor, impressive Jacobean carved oak staircase to first floor, traditional radiator, Palladian style door frames, decorative arch, picture rails, door to cellar.

WC 4'09 x 3'09
With vanity wash hand basin with cupboards below, low level WC, heated towel rail, Minton tiled floor, tiled splash back.

CELLAR 13'01 x 12'01 (approx)
Barrel vaulted cellar dating back to 1600s with plumbing for washing machine, built in shelving, base units with wooden worktops and Belfast sink.

DRAWING ROOM 21'09 x 21'06
Magnificent Palladian style decoration including wall panels, broken arch pediment door frames, marble Chinoiserie fire surround and ornate broken arch pediment overmantel mirror with Living Flame gas fire insert and tiled hearth, Palladian sash window with original internal shutters and decorative moulding, ornate coving and plasterwork ceiling with central gilded bird motif, moulded dado rails, four traditional radiators.

DINING ROOM 16'06 x 15'02
With impressive fireplace with stone surround and hearth, Living Flame gas fire insert and panelled wooden overmantel with recess, sash windows with original internal shutters, double height skirting, picture rail with shelf, box panelled ceiling.

KITCHEN 14'07 x 10'11
With a range of contemporary base cupboards and drawers, wall cupboards and granite worktops, integrated microwave, fridge, freezer, coffee machine and warming drawer, dishwasher, large Aga with warming plate, cupboard housing combi boiler, one and a half bowl stainless steel sink, sash window, beamed ceiling, tiled floor, door to rear courtyard.

FIRST FLOOR

LANDING 23'0 x 5'11
With part exposed original brick wall with later strapping, Jacobean carved oak staircase with balustrade,

dado rail, decorative moulded archway, cornice, Palladian style door frames, traditional radiator, loft access.

BEDROOM ONE 21'10 x 16'09
With two sash windows, two traditional radiators, range of fitted wardrobes , original ornate Chinoiserie fire surround with tiled hearth, dado rails, picture rails, cornice.

EN-SUITE 13'0 x 4'07 (extending to 13'05)
With panelled bath, low level WC, vanity wash hand basin with drawers below, shower enclosure, heated towel rail, part tiled walls, cornice.

BEDROOM TWO 16'08 x 15'01
With sash window, two traditional radiators, decorative fireplace with cast iron safe insert and tiled hearth, picture rails and cornice.

BEDROOM THREE 15'0 x 11'01
Accessed by steps down with wooden balustrade, sash window, traditional radiator, exposed ceiling and wall beams.

BEDROOM FOUR 12'06 x 6'0
With sash window, traditional radiator, picture rail, cornice, internal window, currently being used as an office.

BATHROOM 10'11 x 5'11
With shower, panelled bath with central mixer tap, low level WC, pedestal wash hand basin, heated towel rail, tiled floor, part tiled walls, sash window.

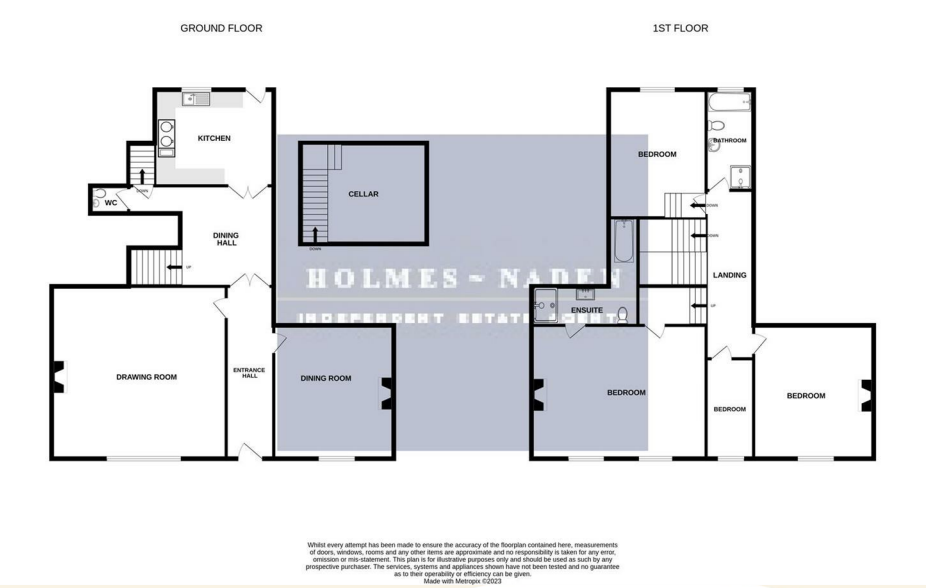
OUTSIDE
Delightful front gardens and rear courtyard as previously mentioned.

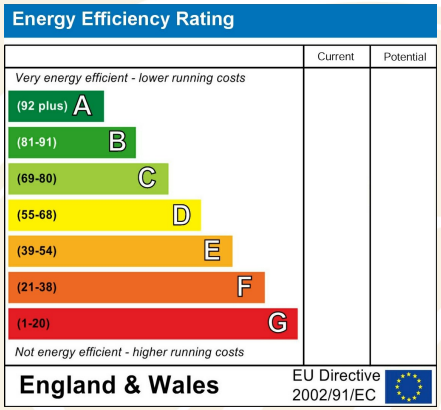
Tenure
This property owns a freehold shared by the other owners of the properties in this courtyard development which forms the Cumberland Court Management Company Ltd. Interested purchasers should seek clarification of this with their solicitor.

Viewings
Strictly by appointment through the Agents.

Possession
Vacant possession upon completion.

EPC RATING - Exempt





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