



Acorn Farm Woodhouse End Road, Gawsworth, Macclesfield, SK11 9QS

£1,265,000

- Three bedroom detached country residence set within approximately 22.35 acres
- Includes a 1,500+ sq ft indoor swimming pool complex
- Large 3,300+ sq ft detached barn, garage, and workshop
- Approx. 2,500 sq ft main house with 3 bedrooms and spacious living areas
- Beautiful gardens with an ornamental pond and fountain
- Rare lifestyle property offering privacy, leisure facilities, and extensive land

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The formal dining room provides an ideal setting for entertaining and family gatherings, whilst the breakfast kitchen serves as the practical hub of the home. Complementing the principal accommodation is an impressive garden room which enjoys panoramic views across the gardens and surrounding countryside, providing a wonderful space in which to relax, entertain guests or simply appreciate the beauty of the setting. A dedicated study offers an ideal environment for home working, whilst a utility room and cloakroom further enhance the practicality of the accommodation.

The bedroom accommodation is arranged to provide three generously proportioned bedrooms. The principal suite offers a peaceful retreat, benefitting from a dressing area, fitted wardrobes and en-suite facilities. The remaining bedrooms are served by a family bathroom and enjoy attractive views across the surrounding grounds and countryside.

A particularly impressive feature of Acorn Farm is the outstanding indoor swimming pool complex. Extending to over 1,500 sq ft and housed within a striking vaulted building characterised by exposed timber beams and extensive glazing, this exceptional leisure facility provides year-round enjoyment and creates a unique extension to the living accommodation. Enjoying beautiful views across the gardens, the pool complex offers an enviable lifestyle feature rarely found within private residences and is perfectly suited to both family enjoyment and entertaining on a grand scale.

Externally, the property is every bit as impressive as the accommodation itself. The formal gardens have been meticulously landscaped to create a series of beautiful outdoor spaces, incorporating expansive lawns, mature specimen trees, ornamental planting and colourful borders. A striking central fountain provides an elegant focal point, whilst pathways and seating areas encourage enjoyment of the peaceful surroundings.

A particular highlight of the grounds is the picturesque ornamental pond, which sits beautifully within the landscape and creates a stunning visual centrepiece. Surrounded by mature planting and enjoying a tranquil position within the estate, it contributes significantly to the sense of peace and natural beauty that defines the property.

Beyond the formal gardens, the land extends to approximately 22.35 acres in total, providing an exceptional sense of space, privacy and freedom. Whether enjoyed simply for its natural beauty and seclusion or utilised for a variety of recreational pursuits, the acreage represents a valuable and increasingly rare asset within such a desirable location.

Further enhancing the property's appeal is a substantial detached barn extending to over 3,300 sq ft, together with detached garaging and workshop facilities, providing extensive storage and versatility to complement the main residence.

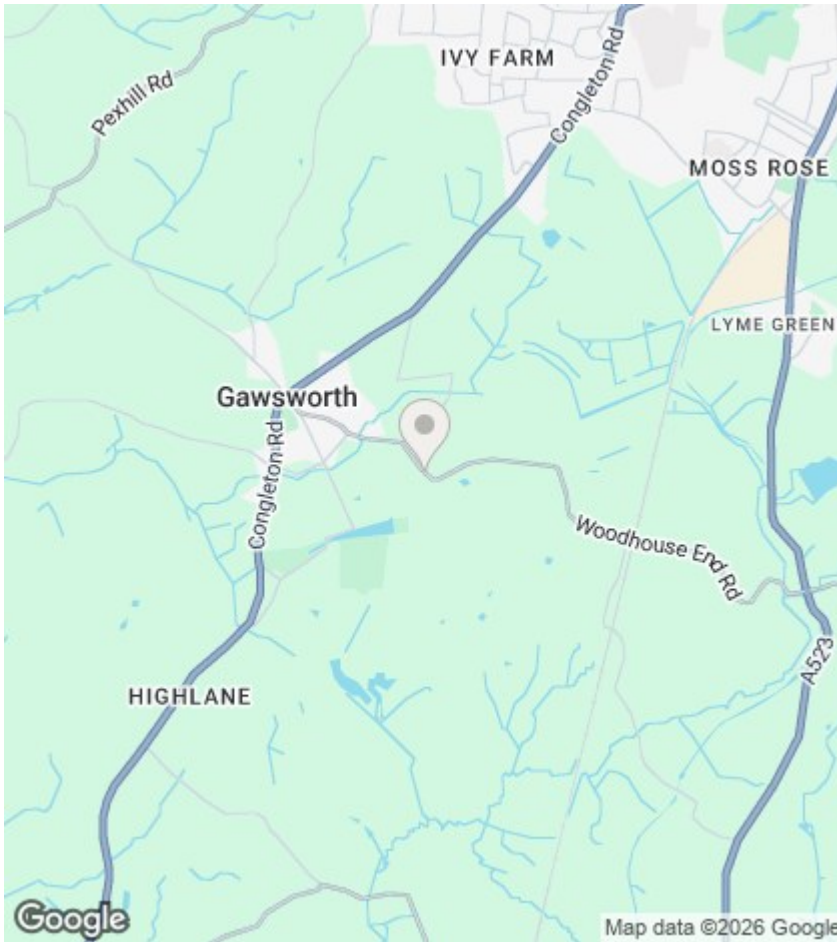
Occupying one of Gawsorth's most desirable rural locations, Acorn Farm enjoys the best of both worlds; a peaceful countryside setting surrounded by open farmland and natural beauty, whilst remaining conveniently positioned for local amenities, excellent transport links and the wider Cheshire area.

Combining a substantial family home, exceptional leisure facilities, beautifully landscaped grounds, a picturesque lake and approximately 22.35 acres of land, Acorn Farm represents a rare opportunity to acquire a distinguished country residence offering an outstanding lifestyle in one of Cheshire's most desirable rural settings.









Directions

From Whittaker & Biggs, proceed south along Church Street and continue onto Sunderland Street. Follow the road onto Silk Road (A523), then continue to the roundabout and take the exit onto Congleton Road (A536) towards Gawsworth. Continue through Gawsworth village before turning right onto Woodhouse End Road. Follow the lane for approximately 1 mile, where the entrance to Acorn Farm will be found on the right-hand side, clearly

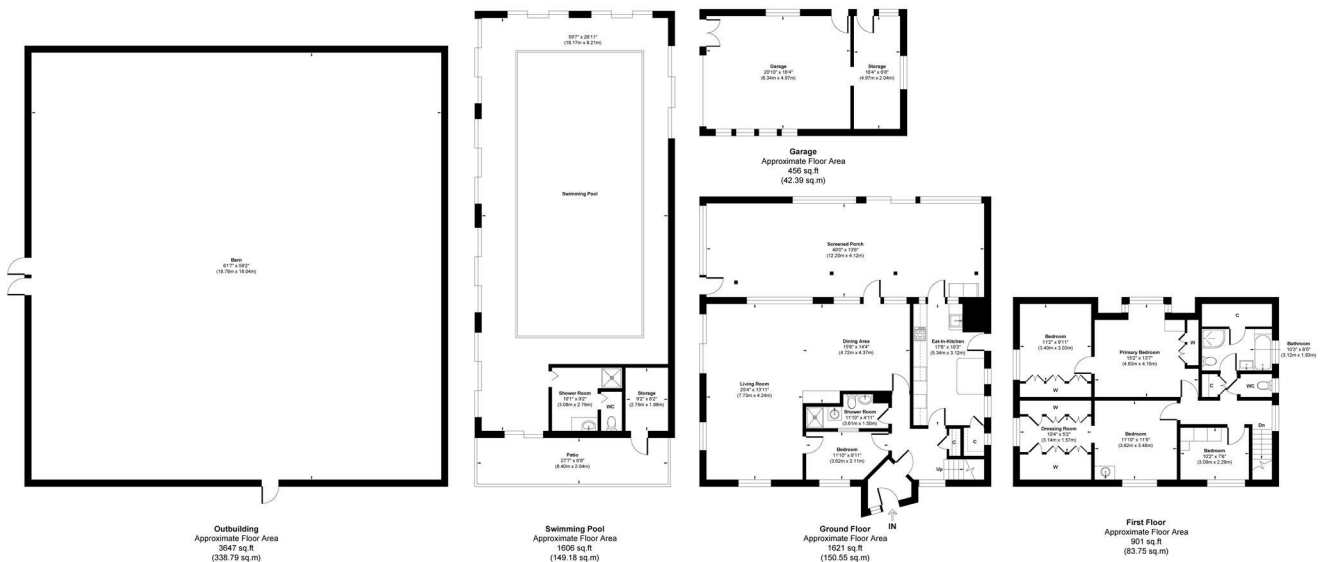
Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 8231 sq. ft / 764.66 sq. m (Including Garage, Outbuilding & Swimming Pool)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.