



**GASCOIGNE
HALMAN**

GUNCO HALL COTTAGE

THE AREAS LEADING ESTATE AGENT



| GUNCO LANE, BUTLEY TOWN

GUNCO HALL COTTAGE

A characterful country cottage surrounded by beautiful open countryside with far-reaching views. This impressive four-bedroom property offers over 3,000 sq ft of accommodation and is set within approximately 0.7 acres of grounds.

The picturesque cottage is privately positioned at the end of Gunco Lane, enjoying a stunning rural yet not isolated setting in Butley Town. Constructed with Cheshire brick, oak-framed windows and a stone roof, it is a truly quintessential Cheshire country cottage. Blending charming period features with a modern contemporary touch, this exceptional home offers the best of both worlds.



Upon entry via the porch and impressive oak door, you are welcomed into a spacious entrance hall. To the right is a large living room featuring a log-burning stove and exposed wooden beams, creating a warm and inviting atmosphere. The living room flows seamlessly into the orangery, which enjoys views over the beautifully landscaped gardens and the countryside beyond. To the left of the entrance hall is a front-to-back kitchen-diner, finished to a bespoke contemporary design and fitted with a full range of modern integrated appliances. A second reception room is accessed from the kitchen, while a utility room, WC and ample storage complete the ground floor accommodation.

The first floor is centred around a stunning stained-glass feature window, originally crafted over 150 years ago, which allows natural light to flood the landing. This level comprises four bedrooms and three bathrooms. The principal bedroom enjoys breathtaking countryside views, a walk-in wardrobe and an en-suite bathroom. Bedroom two is also generously sized and benefits from a modern en-suite. The remaining two double bedrooms are served by a luxurious shower room



GROUNDS

Externally, the property occupies a private position at the end of the lane, set within approximately 0.7 acres. To the front is a generous driveway providing parking for multiple vehicles, along with access to a detached double garage and carport. The garden features an attractive patio area and is surrounded by thoughtfully landscaped gardens that adjoin open Cheshire fields and countryside.

LOCATION

Butley Town is a picturesque hamlet located in close proximity to the sought-after village of Prestbury, offering an appealing semi-rural lifestyle while remaining highly convenient for everyday amenities. Prestbury village features a charming centre characterised by elegant Georgian houses and its historic parish church, together with an excellent selection of restaurants, specialist shops and a small supermarket catering for day-to-day needs. The village also benefits from a thriving tennis and squash club, cricket club and a highly regarded golf course.

A network of public footpaths leads deep into the surrounding Cheshire countryside, including routes to the National Trust-owned Hare Hill estate and 'The Edge', making the area ideal for dog walkers and those who enjoy countryside walks.

Educational provision in the area is excellent, with well-regarded local schools including Prestbury Primary School, Mottram St Andrew Primary School and Fallibroome Academy. A range of respected independent schools are also within easy reach, including Beech Hall and The King's School, which now benefits from its state-of-the-art campus on the edge of the village. The Ryleys, Alderley Edge School for Girls, Pownall Hall and Terra Nova preparatory schools are all within comfortable commuting distance.

The restaurants and bars of Alderley Edge are easily accessible, while a wide range of shopping facilities can be found in Wilmslow, Handforth Dean and at John Lewis in Cheadle, as well as in the nearby market town of Macclesfield.

Prestbury railway station provides regular services to Manchester and Macclesfield, with onward direct connections to London Euston in approximately 1 hour and 40 minutes. Manchester Airport is less than 10 miles away.

LOCAL AUTHORITY

Cheshire East - Coucil Tax Band: G

TENURE

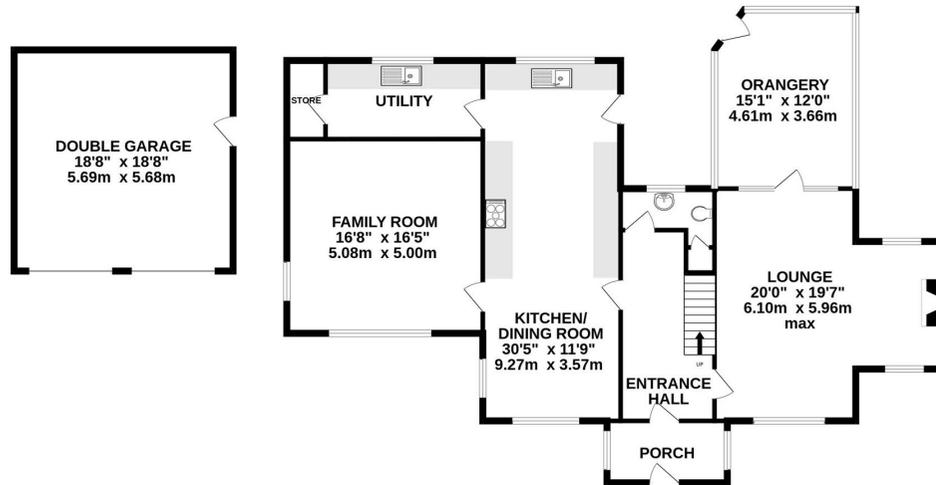
Freehold - to be verified by solicitors

POSTCODE

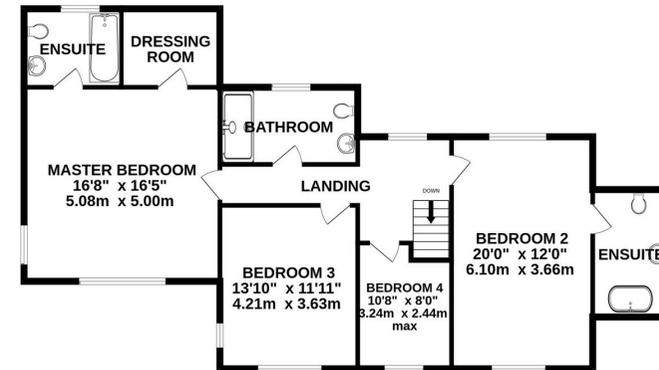
SK10 4FZ

FLOORPLAN & EPC

GROUND FLOOR
1786 sq.ft. (165.9 sq.m.) approx.



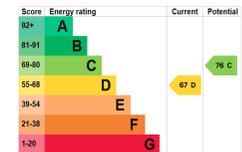
1ST FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



TOTAL FLOOR AREA : 2912 sq.ft. (270.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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