



**OUTSIDE :** The property is approached via a stone flagged driveway providing off-road parking and leading to the large garage/outbuilding. There is a second entrance gate with additional parking to the rear of the property. The rear gardens are split into various sections including a rose garden, stone flagged patio, lawns and orchard with fruit trees and bushes. There are two greenhouses, sheds and summer houses.

**Large Garage/Outbuilding :**

**GARAGE 20' 0" x 20' 7" (6.09m x 6.27m) extending to 34' 5" internal measurements :** Two up and over doors. Power and light. Wall mounted Valliant gas central heating boiler. Separate W.C.

**KITCHENETTE 10' 11" x 10' 4" (3.32m x 3.15m) max :** Window to rear aspect. Basic units. Belfast sink with hot and cold taps. Single panel central heating radiator. Door with stairs to first floor.

**FIRST FLOOR 33' 11" x 19' 11" (10.33m x 6.07m) :** Triple aspect timber framed sealed unit double glazed windows. Two double panel central heating radiators. 13 Amp power points.

**TENURE :** Freehold (subject to solicitor's verification).

**SERVICES :** Mains gas, electric, water and drainage. Septic tank to small bathroom.

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**TAX BAND: G LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV SK11 9QY

Energy performance certificate (EPC)		
Smugglers Rest Church Lane MACCLESFIELD SK11 9QY	Energy rating <b>E</b>	Valid until: 30 January 2032 Certificate number: 2727-6911-3111-1011-6600

Property type	Detached house
Total floor area	183 square metres

**Rules on letting this property**

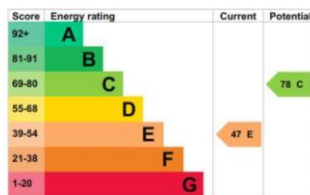
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Disclaimer  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and/or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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**Smugglers Rest,**  
Church Lane, Gawsworth,  
Macclesfield, Cheshire SK11 9QY

**Selling Price: £850,000**

- BEAUTIFULLY RESTORED 17TH-CENTURY DETACHED COTTAGE (CIRCA 1664)
- SET WITHIN ~0.42 ACRES OF IMMACULATE GARDENS
- STYLISH BREAKFAST KITCHEN WITH QUARTZ SURFACES & AEG APPLIANCES
- THREE CHARACTERFUL RECEPTION ROOMS WITH EXPOSED BEAMS
- IMPRESSIVE LIVING ROOM WITH INGLENOK FIREPLACE & STOVE
- FOUR BEDROOMS AND TWO LUXURY BATHROOMS
- RICH PERIOD FEATURES AND BESPOKE OAK JOINERY THROUGHOUT
- LARGE DETACHED OUTBUILDING IN A SOUGHT-AFTER VILLAGE SETTING
- NO ONWARD CHAIN

# FOR SALE BY PRIVATE TREATY (Subject to contract)

## Smugglers Rest, Gawsworth

### An Exquisite 17th-Century Country Residence of Distinction

Discreetly nestled within the enchanting Cheshire village of Gawsworth, Smugglers Rest is an exceptional detached period residence (believed to date from 1664), exquisitely restored to an exacting standard while preserving an abundance of original character and architectural integrity.

Set within approximately 0.42 acres of beautifully curated grounds, this remarkable home offers an elegant fusion of heritage, craftsmanship, and refined contemporary living.

### Elegant Living Spaces

An impressive oak-framed entrance porch welcomes you into a home of immediate warmth and sophistication. The bespoke breakfast kitchen is impeccably appointed with handcrafted shaker cabinetry, luxurious quartz work surfaces, and a suite of integrated AEG appliances—designed for both culinary excellence and stylish entertaining.

The ground floor unfolds into a series of atmospheric reception spaces, including an intimate snug and formal dining room, both enriched by original exposed beams and characterful slate flooring.

The principal drawing room is a truly captivating space, centred around a magnificent exposed brick inglenook fireplace with multi-fuel stove—offering an inviting retreat of timeless elegance.

Further enhancing the ground floor are a cloakroom, pantry, and rear porch, seamlessly combining practicality with period charm.

### Refined Accommodation

To the first floor, four beautifully proportioned bedrooms provide serene and character-filled accommodation, complemented by two exquisitely re-appointed bathrooms, finished to a high specification with a focus on both luxury and comfort.



### Timeless Craftsmanship & Period Detail

- Smugglers Rest showcases a wealth of original features and bespoke joinery, including:
- Striking exposed timbers throughout
- Handmade solid oak doors and custom joinery
- Bespoke built-in seating within the snug
- Character fireplaces enhancing the principal rooms

Every element has been thoughtfully preserved or enhanced to celebrate the home's rich heritage.

### Grounds & Outbuilding

The surrounding gardens are a true highlight—meticulously landscaped and immaculately maintained, offering a private and tranquil setting.

A substantial detached outbuilding provides outstanding versatility, presenting an exceptional opportunity for a home office, studio, gym, or ancillary accommodation (subject to the necessary consents).

### An Idyllic Yet Connected Setting

Positioned within the highly sought-after village of Gawsworth, this residence enjoys a quintessential English countryside setting, renowned for its historic charm and scenic beauty.

Despite its peaceful surroundings, the property remains within easy reach of Congleton and Macclesfield, both offering an excellent selection of boutique shopping, acclaimed schools, and leisure amenities.

### A Rare Offering - No Onward Chain

Smugglers Rest represents a rare opportunity to acquire a truly distinguished period home, where heritage and modern luxury exist in perfect harmony—set within one of Cheshire's most desirable village locations.



### The accommodation briefly comprises: (all dimensions are approximate)

**FRONT ENTRANCE** : Oak panelled door with glazed centre panel.

**ENTRANCE HALL 9' 7" x 9' 0" (2.92m x 2.74m)** : Timber framed sealed unit double glazed windows to side aspect. Limestone effect tiled floor. Period style radiator. 13 Amp power points.

**CLOAKROOM** : Timber framed sealed unit double glazed window to front aspect. Period style white suite comprising: Low level W.C. and vanity wash hand basin. Limestone effect tiled floor.

**BREAKFAST KITCHEN 19' 2" x 9' 9" (5.84m x 2.97m)** : Dual aspect timber framed sealed unit double glazed windows. Exposed beams to ceiling. Low voltage downlighters inset. Modern fitted wood effect shaker style kitchen in blue with quartz preparation surfaces over with preformed drainer and Belfast sink inset. Built in AEG double electric fan assisted oven and grill. Integrated dishwasher. Freestanding American style fridge/freezer. Period style radiator. 13 Amp power points. Oak effect herringbone floor.

**BOOT ROOM** : Stable door. Period style radiator. Quarry tiled floor.

**PANTRY** : Shelving and power.

**SNUG 13' 2" x 11' 10" (4.01m x 3.60m) to bay window** : Timber framed sealed unit double glazed window to front aspect and matching bow window to side aspect. Exposed oak beams to ceiling. Recessed brick fireplace with oak mantle over having solid fuel stove inset. 13 Amp power points. Slate tiled floor. Under stairs store cupboard.

**LIVING ROOM 23' 7" x 15' 0" (7.18m x 4.57m)** : Dual aspect timber framed windows and timber framed bow window to rear aspect. Exposed beams to ceiling. Impressive brick built Inglenook fireplace with oak mantle over, stone hearth and multi fuel stove inset. Two double panel central heating radiators. 13 Amp power points.

**DINING ROOM 16' 5" x 11' 7" (5.00m x 3.53m)** : Timber framed bow window to rear aspect. Exposed oak beams to ceiling. Exposed brick built fireplace with stone hearth having cast iron



stove inset. Double panel central heating radiator. 13 Amp power points. Slate tiled floor. French doors opening into the rear garden.

### First Floor :

**SPLIT LEVEL LANDING** : Landing to main bedroom, shower room and bedroom 4.

**BEDROOM 1 REAR 16' 4" x 12' 0" (4.97m x 3.65m)** : Dual aspect timber framed sealed unit double glazed windows. Low voltage downlighters inset. Period style radiator. 13 Amp power points. Oak flooring.

**SHOWER ROOM 9' 3" x 8' 8" (2.82m x 2.64m)** : Dual aspect timber framed sealed unit double glazed windows. Low voltage downlighters inset. Modern white suite comprising: Low level W.C., pedestal wash hand basin, large walk in shower cubicle housing a mains fed shower with rainfall shower head and attachment. Period style radiator. Marble effect wall tiles and contrasting floor tiles.

**BEDROOM 4 11' 10" x 7' 0" (3.60m x 2.13m)** : Dual aspect timber framed sealed unit double glazed windows. Double panel central heating radiator. 13 Amp power point's. Oak floor.

**INNER LANDING** : Timber framed sealed unit double glazed windows to rear aspect. Store cupboard. Double panel central heating radiator.

**BEDROOM 2 13' 0" x 10' 11" (3.96m x 3.32m)** : Timber framed sealed unit double glazed window to front aspect. Exposed brick feature wall. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 3 11' 2" x 9' 2" (3.40m x 2.79m)** : Dual aspect timber framed sealed unit windows. Double panel central heating radiator. 13 Amp power points.

**BATHROOM** : Timber framed sealed unit double glazed window to rear aspect. Period style suite comprising: Low level W.C., ceramic wash hand basin with wash stand and panelled bath with chrome mixer tap. Period style radiator. Airing cupboard with lagged hot water cylinder.

