



**GASCOIGNE  
HALMAN**

CUCKOOS NEST, BOWDON DOWNS LANE,  
MACCLESFIELD

---

THE AREAS LEADING ESTATE AGENT



## CUCKOOS NEST, BOWDON DOWNS LANE, MACCLESFIELD

Asking Price £1,100,000.00

A truly outstanding, detached property enjoying spectacular views over and beyond the Cheshire Plain, Cuckoo's Nest is enviably situated in the midst of tranquil countryside yet only 1.8 miles from the market town of Macclesfield with its amenities and train station. Suberb walking and bridleways literally on the doorstep.



- Fabulous detached family home - 3 double bedrooms all with en suites
- Stunning vaulted reception hallway with solid oak staircase to split-level galleried landing
- Farmhouse dining kitchen with snug/family room off
- Separate utility, downstairs W.C., fitted study
- Capacious dual aspect lounge, with stable-door access to amazing garden room
- Panoramic, far-reaching views - arguably some of the finest in the area.
- Standing in approximately 2 acres of land with attractive formal gardens, lawns, south and west facing patio with pergola, grazing land.
- Large "courtyard" parking area, with additional parking on the hard-standing adjacent to the "barn".
- Versatile cedar-clad "barn" /outbuilding with two stables, mezzanine, distinct storage sections and workshop with space for further storage and garaging through the south-facing double doors.



## DESCRIPTION

A fantastic opportunity to acquire an impressive, characterful country home with unsurpassed views conveniently located a five-minute drive away from the centre of Macclesfield. Beautifully presented, this family home benefits from c.2 acres of land with a versatile outbuilding offering garaging, workshop/storage space, two stables and hayloft.

Originally a small stone cottage, this characterful, charming home was substantially extended and sympathetically renovated in 1999. As such, it retains many features from the old cottage: latch lock wooden doors, exposed stone and beams, solid oak and stone flagged flooring; creating a subtle blend of the traditional and the contemporary in its style.

The front door of the property opens into a stunning, vaulted reception hallway, with oak flooring and staircase. A pretty cloakroom/W.C. is to the right of the front door. Glazed double-doors lead off to the study which is attractively fitted with illuminated shelving and cupboards and matching modern curved desk with drawers. Stone steps lead to the farmhouse style dining-kitchen equipped with a range of ivory-coloured units, quartz worktops, Belfast-style sink and a boiling water tap. There is a fitted dishwasher and microwave and freestanding American style fridge-freezer. A range cooker is set within the former stone chimney breast. There is a stone flagged floor both to the kitchen and to the separate, good-sized, utility which has matching units and houses the oil-fired boiler and washing machine. The half-glazed back door leads from the utility room to a small patio area from which to watch the sunset outside or the odd shooting star! Stone steps descend to the parking area, equipped with electric charging point. Off the kitchen is a wide, open access to the family room, which has a feature, exposed stone wall. A useful cloaks cupboard sits between kitchen and family room. The majority of rooms downstairs and upstairs have exposed stone sills.

Across the hallway lies the main dual aspect lounge with feature oak beams and brick, stone and oak fireplace housing a cast-iron wood burner. Solid oak flooring gives a cosy feel to this spacious, sunlight-flooded room. French doors lead to the outside. From the lounge, there is stable door access to the fabulous garden room which benefits from underfloor heating and is full of natural light. This wonderful room features a suspended oak beam with subtle lighting and is distinguished by its oak sills and oak picture window frames from which to enjoy the magnificent, ever-changing views and spectacular sunsets. A glazed oak door, looking out towards Croker Hill and Tower leads down wide stone steps to the stone patio and decking area complete with outside electricity sockets and lighting.

On the first floor, two bedrooms are accessed via the higher landing area which has two very capacious storage cupboards off, one of which houses the hot water tank. Both bedrooms have en suite facilities, shower, sink and toilet (one having hidden and open storage under the sink) and excellent views. The master bedroom enjoys windows facing south and west, whilst its en suite and dressing room windows face north, so views in practically every direction from which to assess the weather as you wake up and plan the day ahead. The master en suite is beautifully proportioned with a luxury roll top, claw-footed bath, large shower cubicle, pedestal sink with mirrored, lighted cabinet above.

Cuckoo's Nest enjoys lots of outdoor space, ideal for entertaining, pursuing hobbies or simply enjoying the peace and tranquility. It has a useful amount of grazing and a large barn, which can be adapted to suit individual interests. Its idyllic location offers the perfect lifestyle for those seeking countryside living within easy reach of the city.

## LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

## DIRECTIONS

SAT-NAV SK11 0AJ

## TENURE

Freehold

We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

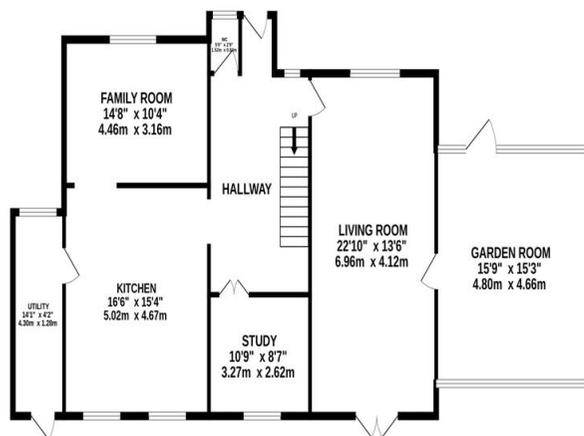
## LOCAL AUTHORITY

CHESHIRE EAST BC CTB G

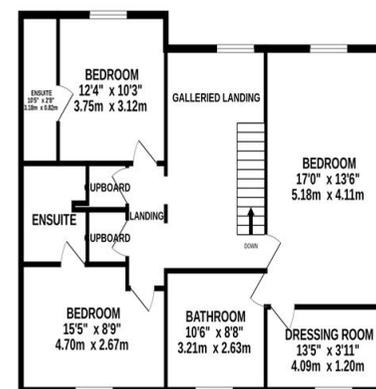
## ENERGY PERFORMANCE RATING

TBC

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80-82 Waters Green Macclesfield SK11 6LH

**GASCOIGNE  
HALMAN**