



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

£1,265,000

Whittaker & Biggs Est. 1930
Rostons Group

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Occupying a truly exceptional position within approximately 22.35 acres of beautifully maintained grounds, Acorn Farm is a distinguished detached country residence offering an increasingly rare combination of privacy, character and lifestyle appeal. Set amidst mature gardens, open land and a picturesque ornamental pond, the property also benefits from a superb swimming pool, further enhancing its outstanding leisure and entertaining credentials. This remarkable home enjoys a peaceful rural setting whilst remaining conveniently placed for Gawsworth, Macclesfield and the wider Cheshire countryside.

Approached via an elegant tree-lined driveway and framed by established gardens, the property immediately conveys a sense of arrival. The sweeping approach, mature specimen trees and beautifully manicured grounds provide a fitting introduction to a home that has been lovingly cared for and thoughtfully enjoyed over many years.

The principal residence extends to approximately 2,500 sq ft of accommodation, complemented by a substantial indoor swimming pool, detached garaging, workshop facilities and a large detached barn, creating a property of significant overall scale and versatility. The accommodation is both spacious and thoughtfully arranged, offering an excellent balance of reception space and practical family living.

A welcoming reception hall provides an elegant introduction to the home and creates a natural flow through the principal living areas. At the heart of the residence lies a magnificent lounge, undoubtedly one of the standout features of the home. Combining attractive exposed ceiling beams with breathtaking views across the landscaped grounds, this superb reception room offers a wonderful blend of character and



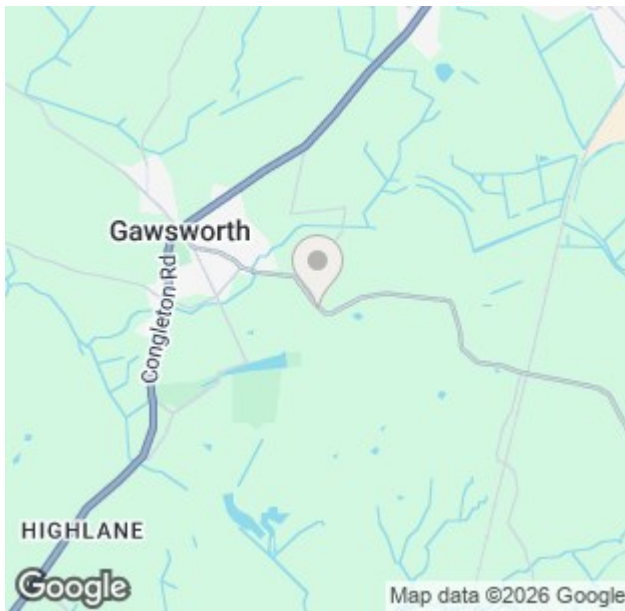


comfort. Large glazed doors open directly onto the terrace and gardens beyond, creating a seamless connection between the home and its idyllic surroundings whilst flooding the room with natural light throughout the day.



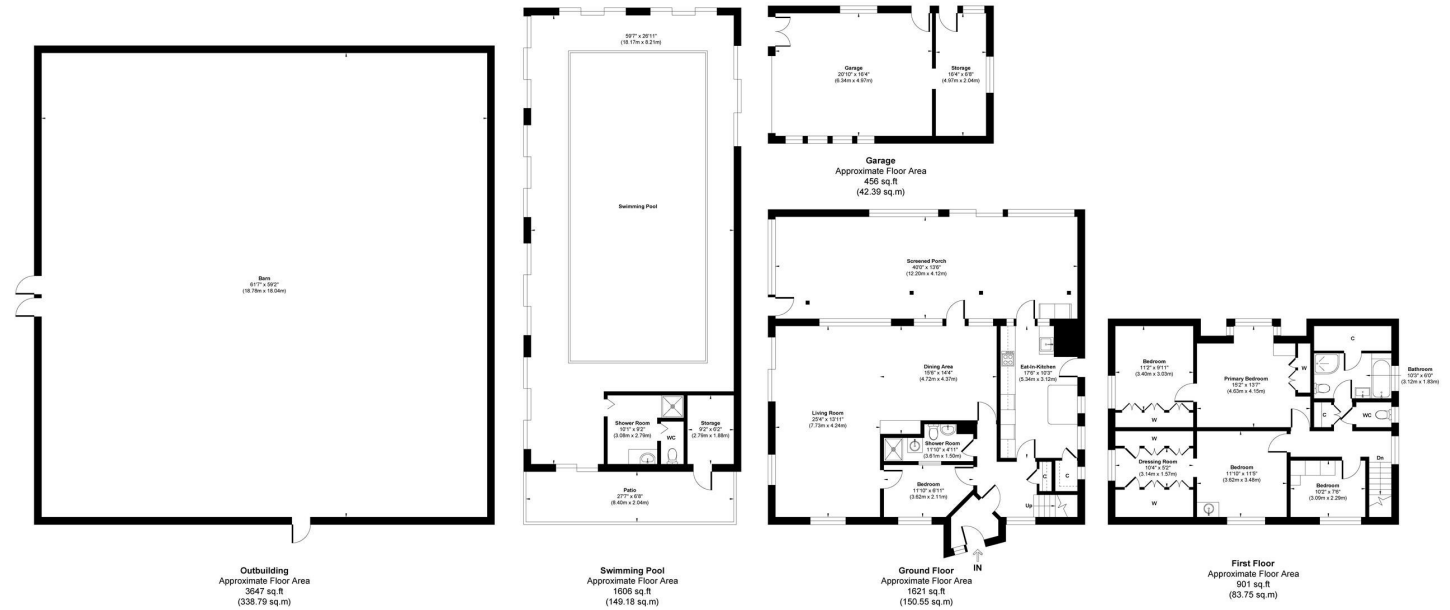






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		62
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		62
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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

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, miss-statement or use of data show.

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