

Gawsworth



ST JAMES CHURCH LANE GAWSWORTH

An exciting opportunity to acquire a delightful converted school house of considerable charm and character with versatile accommodation complemented by gas fired central heating and an AGA

£ 5 9 5 , 0 0 0

THE AREA'S LEADING INDEPENDENT ESTATE AGENCY

SPINDLES, THE VILLAGE, PRESTBURY SK10 4DG

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The sale of St James provides prospective purchasers with a rather special opportunity to acquire an individual property formally the village school, converted to a family home in the mid 1960s.

The property enjoys a wide range of architectural features incorporating 17th century oak panelling and there are impressive carved doorways at ground floor level believed to be the work of the renowned architect Edward Pearce. These items have been brought from Wolseley Hall in Staffordshire and help create the wonderful atmosphere this property enjoys.

A covered porch leads to the entrance hall with ground floor reception accommodation to include a splendid lounge, a separate panelled dining room, a useful study, a well appointed breakfast kitchen, and a utility room. Also at ground floor level there are two well proportioned bedrooms and a family bathroom/w.c, while at first floor level there is a master bedroom with concealed ensuite shower room/w.c. The accommodation is complemented by gas fired central heating and is worthy of internal inspection so its full range of attributes can be appreciated.

Externally there is a double side-by-side garage and a coach house of 30ft in length suitable for a wide variety of uses. There are also 2 side-by-side outbuildings opening onto an enclosed courtyard style garden with an additional extensive lawned garden enclosed to the front of the property.

LOCATION

The immediate area is of a delightful semi-rural nature with the village of Gawsworth enjoying an idyllic setting offering access to the surrounding centres of Macclesfield, Wilmslow and Congleton.

DIRECTIONS

From our Prestbury office proceed to the mini roundabout at the end of the village bearing left into Macclesfield Road. At the crossroads proceed across into Fallibroome Road turning right at the roundabout, and at the next roundabout take the second exit to Gawsworth. Proceed to the 'T' junction turning left towards Gawsworth village, and at the crossroads proceed straight across where the property can be found on the lefthand side.



IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

OPEN PORCH

Leading to:-

ENTRANCE HALL

Radiator. Double opening doors giving access to dining hall.

SEPARATE W.C

Low level w.c and wash handbasin. Stained glass window.

DINING ROOM 20'11 X 15'3 (6.38 X 4.65M)

2 radiators. Solid wood flooring. Ornate sets of double doors with elaborate carving to hall and lounge. Elaborate wall panelling with concealed doors. Carved surround fireplace with Alabaster inset and hearth.

LOUNGE 20'10 X 14'7 (6.35 X 4.44M)

2 radiators. Open full height to ceiling. Front and side Gothic style windows providing diffusion of daylight. Elegant fireplace with pine surround and marble hearth and inset elaborately carved. Doorway with double doors to:-

STUDY 12'9 X 11'3 (3.89 X 3.43M)

Radiator.

REAR HALLWAY

Radiator. Alarm control panel.

BREAKFAST KITCHEN 20' X 10'11 (6.10 X 3.33M)

Gas fired AGA. Comprehensive range of modern fitted wall and floor units incorporating traditional styled 1.5 bowl white ceramic sink unit with mixer tap and drainer. Electric ceramic hob with under oven. Built-in dishwasher. Built-in refrigerator. Tiled terrazza floor.

UTILITY ROOM 7'9 X 7'4 (2.36 X 2.24M)

Traditional Belfast styled sink and plumbing for automatic washing machine.

Off dining room:-

INNER HALL

Wood flooring. Walk-in storage cupboard. Access to:-

BEDROOM TWO 21'11 X 13'6 (6.68 X 4.11M)

Of split level 'L' shape design. 2 radiators. Partial wood flooring. Range of wardrobe/storage cupboards. Feature stained glass windows.

BEDROOM THREE 11'6 X 10'3 (3.51 X 3.13M)

Radiator.

FAMILY BATHROOM/W.C

Panelled bath with independent shower over, shower curtain and rail, pedestal wash handbasin, and low level wc. Partly tiled walls of modern design. Radiator/towel rail.

FIRST FLOOR

MASTER BEDROOM ONE 15'11 X 10'11(4.85 X 3.33M)

Comprehensive range of fitted wardrobe/cupboard units. Access to boarded loft storage space. Concealed access to:-

ENSUITE SHOWER ROOM/W.C

Shower cubicle, wash handbasin set in vanity unit, bidet and low level w.c. Radiator.Velux style windows.

NOTE: Certain items of carpets and curtains and some period furniture may be available by separate negotiation.

OUTSIDE

TIMBER COACH HOUSE 30' X 18'11 (9.14 X 5.51M)

Open full height to roof. Solid wood flooring. A bright and spacious area suitable for use as a games room, hobbies room or an ideal party venue. Double opening doors with security light over. Log store under rear elevation.

DOUBLE GARAGE 19'3 X 15'9 (5.87 X 4.80M)

Side personal door. Cold water tap. Twin coach lamp style security lights.

EXTERNAL STORE ROOM ONE 16'7 X 7'4 (5.05 X 2.24M)

Natural stone roof tiles.

EXTERNAL STORE ROOM TWO 11'1 X 8'2 (3.38 X 2.49M)

Natural stone roof tiles.

GARDENS

Traditional style Olde English gardens with enclosed private courtyard close to breakfast kitchen, and outbuildings with extensive paved patio and lawned area with borders. Additional lawned garden area enclosed incorporating coach house and garage area, helping to make a pleasant setting for this truly individual property.

TENURE

Freehold and free from chief rent. (Prospective purchasers are advised to ask their solicitors to confirm tenure of the property).

SERVICES (NOT TESTED)

All mains services are connected to the property.

LOCAL AUTHORITY

Macclesfield Borough Council. Council Tax Band G.

POSTCODE

SK11 9QY.

POSSESSION

Vacant possession upon completion.

VIEWING

For further particulars and appointments to view please contact the Agents overleaf.

MORTGAGE INFORMATION

Our financial adviser will be advised of all offers made. He has a wealth of experience in the highly competitive area of mortgage rates and available products. By our arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, may well save you money and speed up the whole transaction.

Written quotations will be available on request.

DISCLAIMER

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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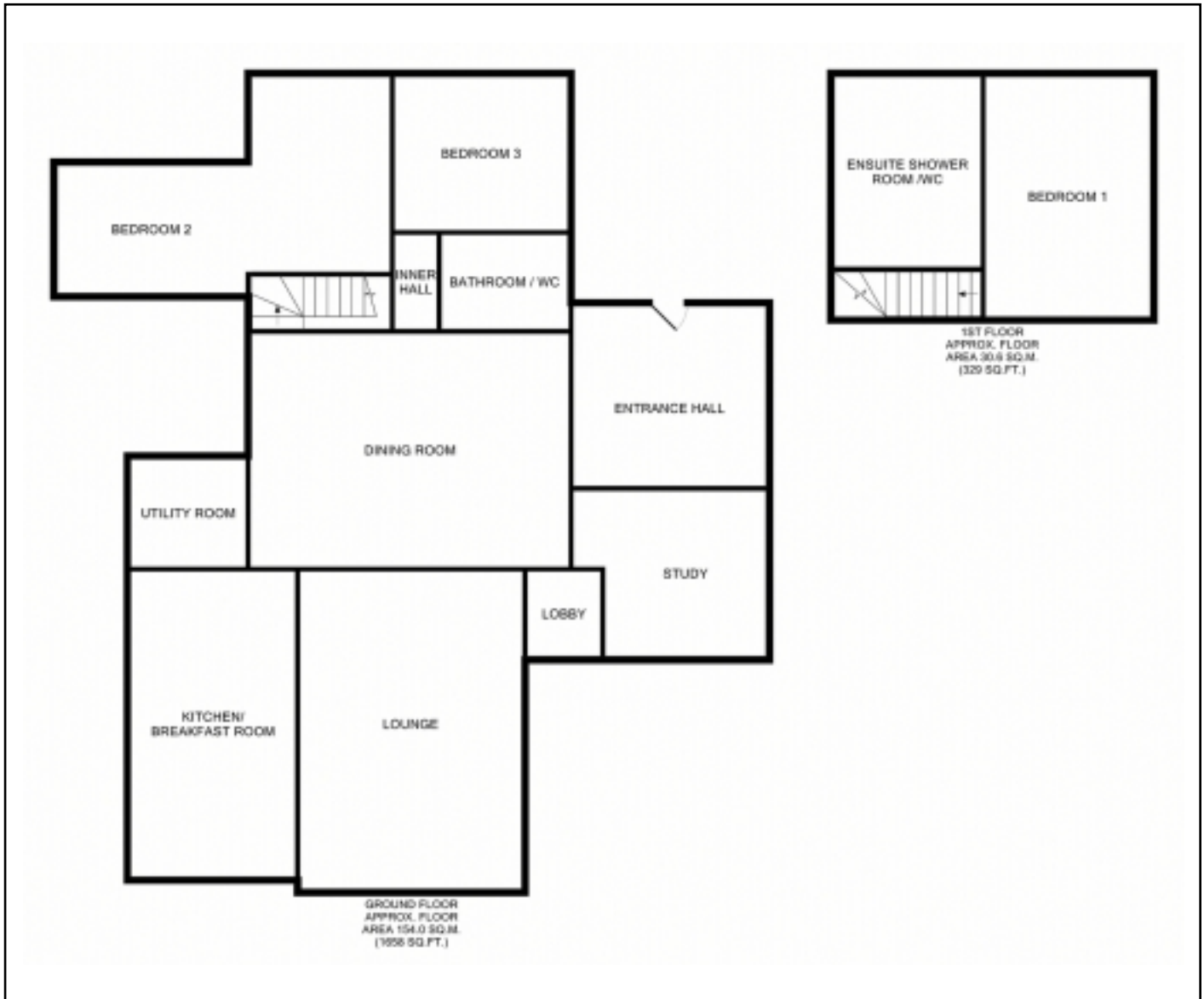
SURVEYS

If the property you buy is not for sale through Gascoigne Halman, one of our surveyors can carry out a survey for you. Survey Department - 01565 751328.



FLOOR PLANS

Not to Scale. For Illustration purposes only.




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