

THE OLD RECTORY

GAWSWORTH



Andrew J Nowell
& Company



The Old Rectory, Gawsworth SK11 9RJ

A substantial, elegant restored Grade 1 listed former rectory with attached cottage and separate lodge in formal grounds with paddocks of approximately 10 acres or thereabouts.

- 6 reception rooms
- Study
- Farmhouse kitchen
- 7 bedrooms
- 4 bathrooms
- Guest Cottage
- Second kitchen
- Lodge
- Reception room
- Kitchen
- 2 bedrooms
- Bathroom
- 2 double garages



The Old Rectory is set in an idyllic location surrounded by mature grounds in the heart of Gawsworth village. The property overlooks the adjoining lake and 15th Century St James' Church and along the similarly historic Gawsworth Old Hall. The heart of the village has an immense charm with a wealth of period and unique properties. The centres of Macclesfield, Alderley Edge and Wilmslow are within 10 to 15 minutes' drive. All offer an excellent range of shopping, education and recreational facilities. The area is not only renowned for its excellent schooling, wonderful walks and leisure facilities including a wealth of local golf courses. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.





This Grade 1 Listed residence has been tastefully and substantially improved and restored over recent years to create this impressive, characterful and luxurious period home. The heritage and grandeur of this original house has been retained, complemented by tasteful and sympathetic modern-day fittings.

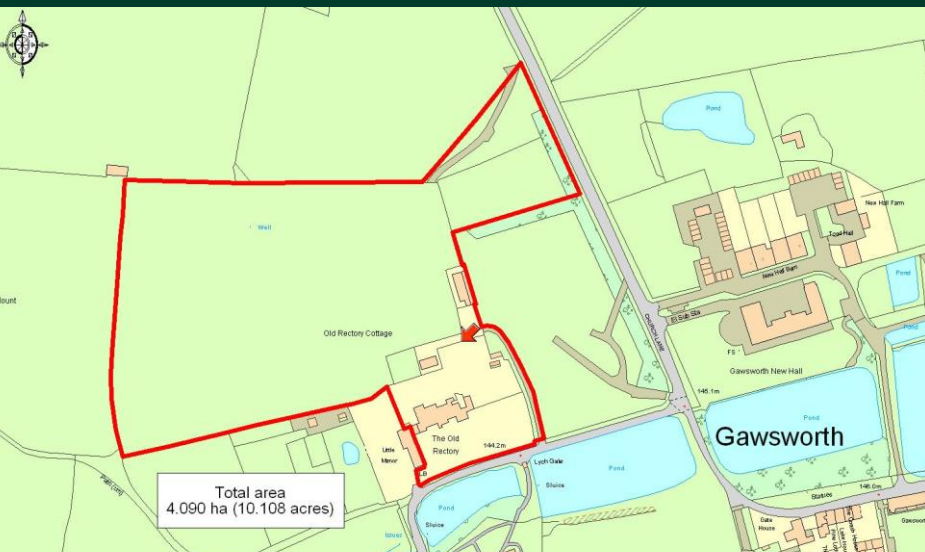
The impressive double-height Great Hall, which is approximately 20 ft sq has been painstakingly restored with the refurbishment of much of the original timber framing and oak panelling spanning its 500 years. The adjoining reception rooms offer a delightful balance of elegance and period features. The farmhouse kitchen has bespoke units, integrated appliances and Aga. The adjoining cottage/guest wing, with its own kitchen offers the facility for live-in staff or relative to have their own separate accommodation.

To the first floor there are 7 bathrooms and 4 bathrooms, which have been tastefully and sympathetically renovated and restored. Exposed original beams, 'A' frames and trusses, traditional-style bathroom fittings with high quality tiling. In addition to the main house and attached cottage, a separate African-style lodge enjoys its own unique setting overlooking the formal grounds. The lodge's principal reception room has hardwood herringbone flooring with vaulted ceilings, exposed trusses, separate kitchen, 2 bedrooms and a bathroom.





Externally the main house is approached by two gated driveways, the first leading to 4 car garaging and parking areas whilst the second leads to the main entrance and front door of the house. The extensive formal grounds surround the property which have been beautifully designed and maintained with lawns, hedging, specimen trees and stone flagged paths and patios. The formal grounds lead to an adjoining rear paddock and the total land is to approximately 10 acres or thereabouts. To fully appreciate the uniqueness and impressiveness of this residence, a personal inspection is highly recommended.

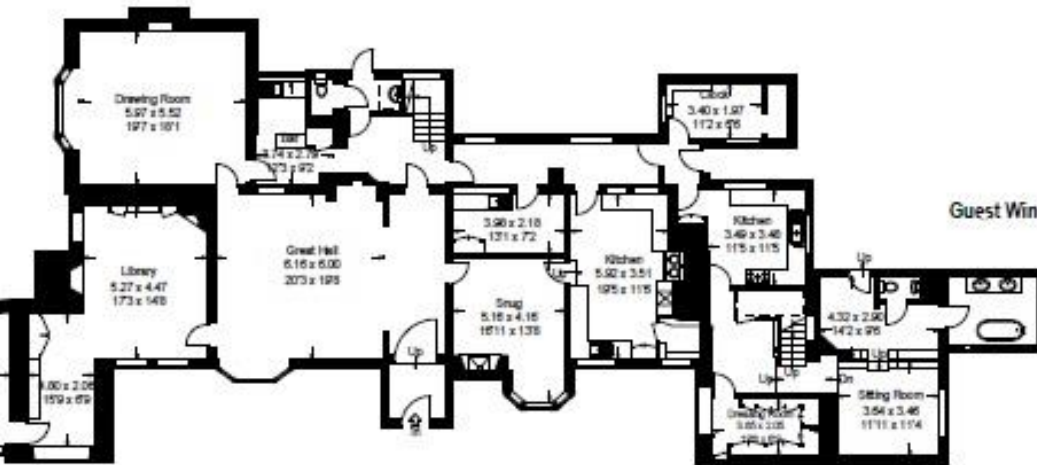
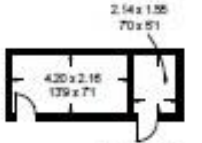


DIRECTIONS - SK11 9RJ

Once reaching Gawsworth crossroads, proceed down Church Lane towards the heart of the village. At the end of Church Lane, bear right towards the historic church and after approximately 500 yards, the main entrance to The Old Rectory will be found on the right hand side.

The Old Rectory, Church Lane, Gawsworth, Macclesfield, Cheshire, SK11 9RJ

Approximate Gross Internal Area = 636 sq m / 6846 sq ft
 Outbuildings = 140 sq m / 1504 sq ft
 Garage = 65 sq m / 700 sq ft
 Total = 841 sq m / 9050 sq ft



Guest Wing



Reduced bedroom below 1.5m / 5ft

FLOORPLAN © 2013 SMD 034608 TEL 01753

This plan is for general guidance only. Not drawn to scale unless stated. Dimensions & floor openings are approximate. Please verify with a survey & the preparation of this plan, please check all dimensions, shapes & complete details before making any decisions about your site.



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