THE TENANTS HALL, SWYTHAMLEY HALL, SWYTHAMLEY, SK11 0SN

The Grade II listed refurbished and remodelled tenants hall forms part of the Swythamley Hall Estate dating back to 1888. Set in this impressive and unique parkland setting with total shared grounds of approximately 150 acres.

- Reception dining hall
- Drawing room
- Study/library
- Family room
- Office/play room
- Living dining kitchen
- Vaulted wine cellar
- 2 Cloakrooms with wc
- Utility room
- 4 bedrooms
- 4 bathrooms (all en-suite)
- Separate walk-in dressing room
- Attached double garage
- Charming mature formal grounds
- Stone dovecote
- Shared tennis court
- Parkland of approximately 150 acres

The Tenants Hall occupies an idyllic rural location in the unique Swythamley Hall Estate. The Hall originally was owned by Philip Lancaster Brocklehurst and has subsequently been carefully divided into seven individual properties all with their unique features. The Tenants Hall is set in its own mature grounds with sweeping lawns, mature trees, York stone flagged patio areas and feature stone dovecote. Its private land extends into the parkland and enjoys wonderful views across this wonderful undulating rural aspect. The parkland extends to approximately 150 acres and is divided between 5/6 of the residents of Swythamley and is carefully run and meticulously maintained. The formal grounds surrounding the hall which the residents have use of excluding the private areas include wonderful walks around the impressive grounds, a small lake, woodland and shared tennis court.
Grade II listed The Tenants Hall is constructed out of stone with tiled roof and has been tastefully and sympathetically refurbished and remodelled. On the ground floor features of particular note include the impressive dining hall with central staircase and galleried landing. The drawing room has partly vaulted ceiling with exposed beams and trusses and open minster stone fireplace. Two further reception rooms and part panelled study/library. The living dining kitchen has bespoke base and wall units, deep granite work surfaces, 4 oven Aga and integrated appliances with glass door leading to the vaulted wine cellar. There is natural oak and polished limestone tiled flooring to principle living areas.

To the first floor which is approached from a central staircase with galleried landing has four generous bedrooms, four bathrooms (all en-suite) and walk in dressing room. The sanitary ware is of a traditional style except the master suite which has contemporary Villeroy & Boch fittings with wet area with separate walk in dressing room. The property benefits from a comprehensive oil fired central heating system with traditional style cast iron radiators. To fully appreciate the charm and appeal of this unique dwelling a personal inspection is highly recommended.
Swythamley is an idyllic rural location and the Estate cannot be seen from any of the surrounding properties. This charming area borders on to Wincle with a public house The Ship Inn and the Dane Valley renowned for its trout fishing. There are exceptional local walks a wealth of local public houses. The centres of Macclesfield, Alderley Edge, Wilmslow and Prestbury are within half an hour’s drive. There centres offer an excellent range of shopping, stylish boutiques and fine restaurants. The motorway network system is within easy access as is Manchester International Airport and local and commuter rail links to Manchester and London.

DIRECTIONS – SK11 0SN

From Macclesfield proceed out of the town along the main Leek Road and after a short distance turning left which is signposted to Sutton into Byrons Lane. Continue up Byrons Lane under the viaduct through Sutton passing The Ryles Arms Public House and after approximately 2½ miles turn left onto the A54. Continue to the brow of the hill tuning right which is signposted to Wincle/Swythamley. Proceed through Wincle past The Ship Inn and over the Rive Dane and after approximately a further mile once passing the chapel turn left by the Lodge House to the main gate to the hall. Press the red button on the gate post which opens the wrought iron gate. Follow the undulating drive with the Main Hall on the right fork left though the small gates and Tenants Hall will be found on the right hand side.
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