



jordan fishwick

WESTVIEW CONGLETON ROAD
CANNONWORTH, MCGEEVILLE, CO. KÍ, Í
£650,000

WESTVIEW CONGLETON ROAD GAWSWORTH MACCLESFIELD SK11 9RR

This delightful family cottage enjoys a fabulous location that is highly regarded, offering some of the best countryside views as well as being in one of the most charming village communities in the Macclesfield area. The property is nestled at the end of a long sweeping driveway and boasting fabulous views over rolling fields towards Crocker Hill to the rear. Enjoying a wealth of features including exposed wood beams, latch lock doors, stone floors, open grate fireplaces and exposed stone walls. In brief the property comprises; porch, dining room, snug, sitting room, kitchen, inner hall, downstairs shower room and spacious living room. The first floor accommodation comprises: spacious landing, four good size bedrooms and a family bathroom. Externally the property is set behind iron gates with a long sweeping driveway offering off road parking for several vehicles. An open detached garage with external storage facilities, in particular, a work shop, log and separate log shed. The fabulous stone terrace provides a delightful place for entertaining both family and friends, with excellent views across the surrounding countryside. Viewings are essential to appreciate this beautiful home.

Location

Gawsworth offers some of the most lovely countryside as well as being one of the most charming village communities in the Macclesfield area. Enjoying leafy lanes and stunning historic buildings, such as the magnificent Gawsworth Old Hall and a thirteenth century church, the lake and other similarly beautiful buildings that make up the historic centre of the village. Gawsworth village is one of the most popular locations on the outskirts of Macclesfield, having a well attended and respected primary school, a stunning Hall and village Church, and is well placed on the main route through Macclesfield and Congleton. Apart from the previously mentioned Old Hall, the village is also well known for its modern primary school which has an enviable reputation.

Directions

From our office in Waters Green, Macclesfield, take Sunderland Street to Park Green and continue through the lights into Park Street, which becomes Park Lane. After passing the College on the left hand side, turn left at the traffic lights into Congleton Road. Continue for approximately 1.75 miles to Gawsworth cross passing Church Lane on the left. As the road bends to the left the property will be found on the left.

Porch

Double glazed window and door. Stone floor.

Dining Room

140 x 115
Featuring stone flooring and exposed beams. Ample space for a large table and chairs. Double glazed window. Radiator. Stairs to first floor landing.

Snug

90 x 88
A fantastic place to sit and relax in front of a roaring fire. Double glazed window. Radiator.

Sitting Room

155 x 120
Feature exposed beams and stone wall. Two double glazed windows and French doors opening to the garden. Radiator.

Kitchen

121 x 110
Steps down into the kitchen, fitted with a range of base units with work surfaces and matching wall mounted cupboards with concealed down lighting. Tiled splashbacks. Inset one and a quarter bowl sink unit with mixer tap and drainer. Integrated fridge, freezer and washing machine. Space for a range cooker. Tiled floor. Spotlights. Double glazed window. Ladder style radiator.

Inner Hall

Built in storage cupboard. Laminate floor.

Downstairs Shower Room

Fitted with a shower, low level WC and pedestal wash hand basin. Tiled walls. Spotlights. Double glazed window. Radiator.

Living Room

265 x 110
Spacious reception room featuring an electric contemporary fire. Four double glazed windows allowing plenty of natural light to flow in. Ceiling coving. Two radiators.

Stairs To First Floor Landing

Double glazed window. Latch lock doors to all bedrooms and family bathroom.

Bedroom One

155 x 120
Double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Sink unit. Three double glazed windows. Two radiators.

Bedroom Two

120 x 112
Double bedroom with two double glazed windows. Built in drawers and dressing table. Sink unit. Access to the loft space. Radiator.

Bedroom Three

115 x 103
Double bedroom with double glazed window. Access to the loft space. Radiator.

Bedroom Four

8'10 x 8'6
Good size fourth bedroom with double glazed window. Radiator.

Family Bathroom

Spacious family bathroom comprising; panelled bath with telephone style shower off the taps, low level WC and wash hand basin with with cupboard below. Built in storage cupboards. Access to the loft space. Spotlights. Tiled walls. Two double glazed windows. Radiator.

Outside

Open Detached Garage

An open detached garage with external storage facilities, in particular, a work shop, log and separate log shed.

Driveway

Set behind double gates is a sweeping driveway allowing ample off road parking.

Gardens

The gardens surrounding the property consist of lawn areas and patio terraces with mature shrubs and hedging to the borders. The fabulous stone terrace provides a delightful place for entertaining both family and friends, with fabulous views across the surrounding countryside and towards Crocker Hill.

Tenure

We are advised by the vendor that the property is Freehold and the council tax band is G. We would advise any perspective buyer to confirm these details with their legal representative.

Agents Note

The property has a septic tank. The heating is powered by oil



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	