



Beaumont View, Congleton Road, Gawsorth, Macclesfield, SK11 9ER.
£545,000

Whittaker Est. 1930
& Biggs

Beaumont View, Gawsworth

Beaumont View (translated from the French for 'beautiful hill') is a characterful double fronted cottage, which is nestled upon a most glorious and sizable plot with the benefit of an extensive driveway to the front, a 100ft garden and stunning views of the surrounding countryside to the rear.

The original property has been extended to provide a very spacious and comfortable family home and has, in recent years, been much improved by the current vendors. Over the last five years they have added composite front and rear doors, installed a new ground floor WC, re-fitted the utility room and created a under-stairs store/pantry. Both the en-suite and the family bathroom have been re-fitted to an excellent standard and the property has been redecorated and had new flooring laid to the first floor and within the sitting room/snug. In brief the accommodation comprises; entrance hall, lounge, dining kitchen, sitting room/snug, landing, three double bedrooms (the principal bedroom with en-suite) and a family bathroom.

As mentioned, there is a wonderful rear garden with long lawn and full-width patio. Within the garden there is also a large workshop and storage garage both having light and power.

Gawsworth provides all the trappings of village life and is surrounded by beautiful open countryside. Within the close-knit and friendly village there is popular primary school and Gawsworth Hub, which is a much loved community shop and cafe. The area is also famous for its open air theatre at Gawsworth Hall, the beautiful historic church and fishing lakes. For those interested in getting out for country walks or cycling there are many special routes close-by. A viewing is highly recommended of this very special home.



Entrance Hall

Composite front door with triple glazed panel, double glazed side windows, radiator.

Lounge 17' 5" x 10' 10" (5.31m x 3.30m)

A great sized principle reception room. Double glazed window to the front elevation, Stovax multi fuel cast iron stove in a Cheshire brick surround with raised tiled hearth, display plinths, wooden mantle, T.V. point, under stairs shelved storage/larder cupboard, radiator. Open way through to the Dining Kitchen.

Dining Kitchen 19' 9" x 11' 10" (6.02m x 3.60m)

Fitted oak kitchen units to base and eye level with contrasting worktops, underlighting, pelmet lighting and tiled splash backs, one and a half bowl enamel sink unit with mixer tap, Rangemaster double oven with four ring gas hob, wok burner, hot plate and extractor hood over, integral dishwasher and fridge. Peninsular unit semi-dividing the kitchen from dining area, two radiators, double glazed window, double glazed sliding patio doors to garden.

Utility room/WC 12' 1" x 5' 1" (3.68m x 1.54m)

A re-fitted utility room having a range of stylish "Shaker" style matching base and eye level cupboards, single sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and fridge freezer, composite double glazed door to rear, radiator. The ground floor WC has been recently installed by the current owners and has a push button w.c., vanity sink unit with mixer tap and double glazed window.

Sitting Room/Snug 16' 0" x 10' 8" (4.88m x 3.25m)

Double glazed windows to the front and side elevation, open grate fireplace in Cheshire brick surround with quarry tiled hearth and wooden mantle, T.V. point, radiator.

Landing

Display recess.

Bedroom One 17' 2" x 12' 0" into wardrobes (5.22m x 3.67m)

A huge principle bedroom with two double glazed windows affording views over the rear garden and the open fields beyond, built in wardrobes with display shelving, T.V. point, two radiators.

En Suite 7' 8" x 6' 5" (2.33m x 1.95m)

A re-fitted en-suite with stylish matt black fittings comprising; corner shower with electric shower, vanity wash basin, low level W.C. radiator, double glazed window, Karndean flooring, black ladder radiator, part metro tiled walls, electric shaver point, extractor fan.

Bedroom Two 16' 1" x 10' 8" maximum (4.91m x 3.24m)

Another good sized double bedroom. Built in wardrobe with cupboard above, double glazed window, radiator.

Bedroom Three 10' 10" x 10' 7" (3.31m x 3.22m)

Built in wardrobe with cupboards above, double glazed window, radiator.

Bathroom 11' 1" x 7' 8" (3.39m x 2.33m)

A stunning re-fitted bathroom again having stylish black fittings comprising of a free standing bath with mixer tap and shower attachment, shower with rainfall showerhead, vanity sink unit with marble effect top and feature basin with mixer tap, low level W.C. Part metro tiled walls, loft access (loft has boarded storage space), black ladder radiator, double glazed window, Karndean flooring.



Outside

To property is set back from the road, behind a walled and gated, gravel driveway, which provides parking for 5/6 cars. There is stone walling to one side and a raised flower bed. The electrics for an EV charging point have been installed. The large rear garden extends to almost 100 feet in length and has been landscaped to make the most of the beautiful aspect over the open farmland beyond. There is a full width flagged patio, a long lawn with hedged borders, an ornamental pond with water feature, raised flower beds with soft fruit bushes and a raised vegetable garden.

There is also stone walling to one boundary, a greenhouse, a timber storage shed, three wood stores, a compost area, an outside water tap, power points and a metal coal store located to the side of the property.

Workshop 15' 11" x 15' 2" (4.85m x 4.62m)

A spacious workshop of concrete construction with pitched roof, power points and light, double doors and two windows.

Storage Garage 9' 9" x 9' 0" (2.97m x 2.74m)

Concrete construction with pitched roof, light and power, up and over door.

Note:
Council Tax Band: D

EPC Rating: D

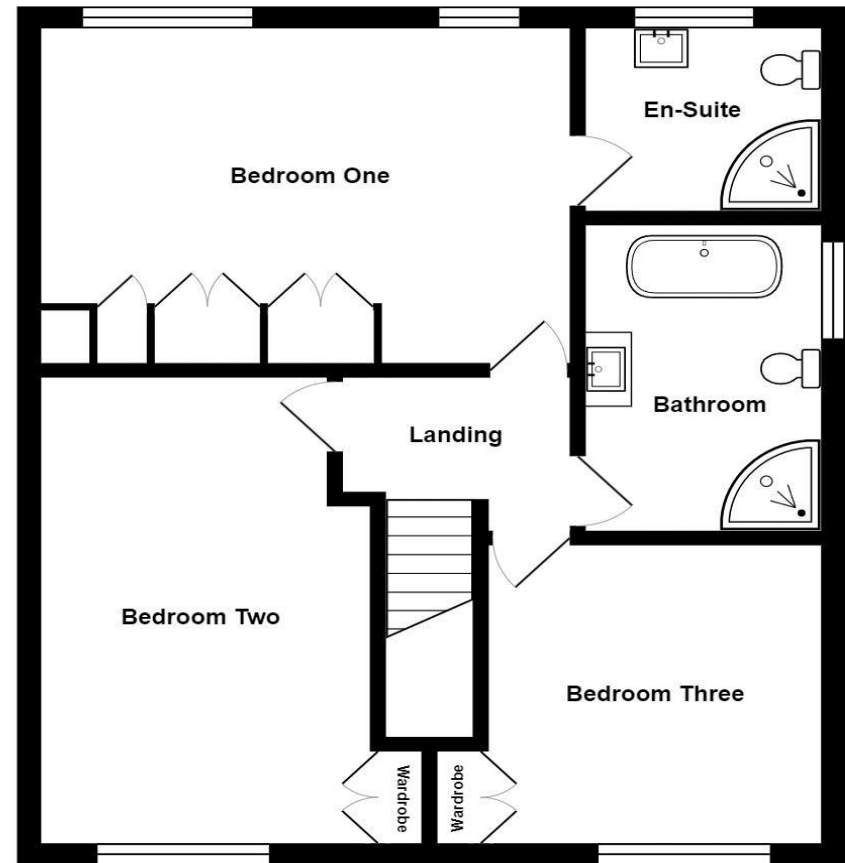
Tenure: Freehold

Septic Tank



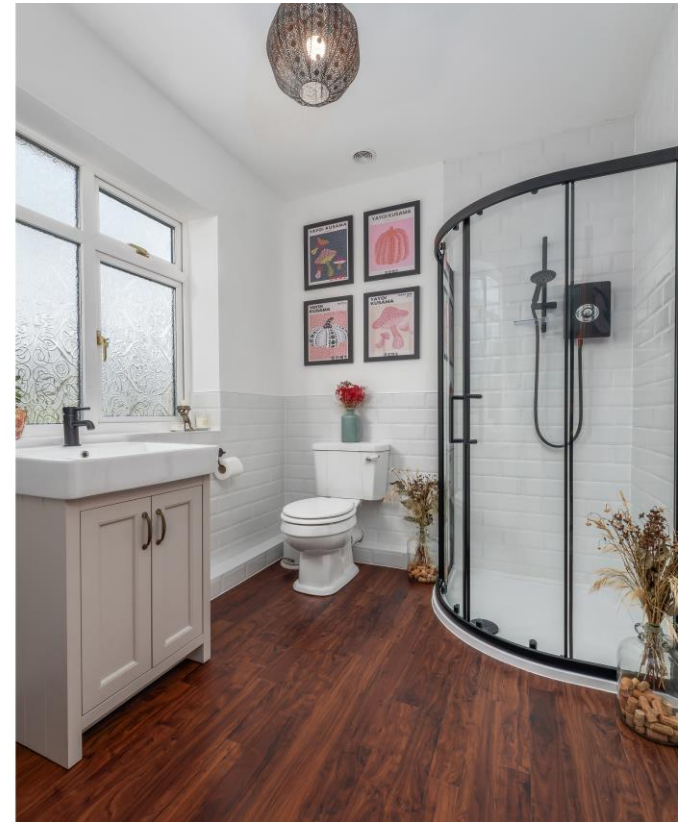


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Directions

From this office turn right opposite the railway station onto Sunderland Street. Proceed through the traffic lights onto Park Street and straight across the mini roundabout into Park Lane. Continue along this road at the junction with the Flower Pot Public House and turn left onto Congleton Road. Follow this road for approximately one and a half miles and the property is on the right.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**