

Detached Stone Outbuilding comprising: :

LOG STORE :

W.C. :

STORE ROOM 13' 6" x 11' 0" (4.11m x 3.35m) : Housing the oil tank. Filter for borehole water.

ROOM 2 16' 1" x 7' 10" (4.90m x 2.39m) :

ROOM 3/WORKSHOP 16' 9" x 14' 10" (5.10m x 4.52m) : Timber framed window to front aspect. Power and light.

GARDEN STORE :

First Floor :

OFFICE/GYM 16' 9" x 15' 0" (5.10m x 4.57m) : Dual aspect windows. Power and light. Wood burning stove.

DETACHED DOUBLE GARAGE 18' 6" x 15' 0" (5.63m x 4.57m) internal measurements : Up and over door. Power and light.

EAST GARDENS : The gardens to the East of the property are entered down stone steps to expansive lawned areas bound within deep established flower borders, specimen trees with a stone built arbour.

NORTH GARDENS : The gardens to the North of the property measure approx 0.5 acre which are extensively lawned with a raised level area, once being a tennis court. This area provides elevated panoramic views over farmland and to The Roaches. Covered pergola with space for a hot tub.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : Mains electric. Water borehole. Septic tank drainage. Hive to central heating. Broadband connection via Starlink giving up to 100mb which extends to office outbuilding.

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East

TAX BAND: G

DIRECTIONS: SATNAV SK11 0QH

Disclaimer  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

Energy performance certificate (EPC)

Little Chapter  
Windle  
MACCLESFIELD  
SK11 0QH

Energy rating  
**D**

Valid until:  
1 December 2032

Certificate number: 9340-2172-6220-2402-2245

Property type

Semi-detached house

Total floor area

478 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score

Energy rating

Current

Potential

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

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Little Chapter, Barlow Hill,  
Windle, Macclesfield,  
Cheshire SK11 0QH

Offers in Excess of £1,200,000

- CHARMING GRADE II LISTED 17TH CENTURY COTTAGE
- FIVE BEDROOMS
- THREE RECEPTIONS
- FULLY MODERNISED FARMHOUSE KITCHEN
- FAMILY BATHROOM. EN SUITE TO MASTER BEDROOM
- DETACHED DOUBLE GARAGE & SEVERAL USEFUL OUTBUILDINGS
- SPECTACULAR FORMAL GROUNDS & GARDENS EXTENDING TO APPROX 1 ACRE
- BEAUTIFUL COUNTRYSIDE SURROUNDINGS IN THE CENTRE OF WINCLE



FOR SALE BY PRIVATE TREATY (Subject to contract)

The nature of Macclesfield and its beautiful surrounding countryside is such that the area is blessed with many distinguished properties, but every now and then one comes to the market that has certain attributes that elevate it above the majority. Little Chapter is, arguably, such a property given its front elevation and mullioned windows with leaded lights that provides a sort of quintessential English cottage charm that is as prominent and as endearing on the inside.

The property carries a Grade II Listing as being of architectural/historic interest and occupies a location that folk local to Macclesfield will confirm as being one of the prettiest and most prestigious village communities in the area. Little Chapter dates back, we understand, to the mid 17th Century, is of stone construction beneath a stone flagged roof and forms a wonderfully atmospheric home, ideal for family accommodation, and somewhat more extensive than its idyllic external appearance would suggest.

The accommodation has oil fired central heating and sealed unit double glazing to a number of windows, whilst other features include many beamed ceilings, typical cottage-style internal doors and marvellous original stone mullioned fireplaces to the main reception areas.

These comprise a delightful snug with possibly the most imposing of the fireplaces, as well as an oak backed window seat - a feature also evident in the formal Dining Room. The Drawing Room is well proportioned, being 30' x 13'2". Also on the ground floor are an Inner Hall, a large traditional Pantry which could obviously be adapted for use as a Study, if preferred, and a farmhouse Kitchen (fully modernised within the last two years), also with beamed ceiling



but also with a superb four oven oil fired AGA. Adjoining the Kitchen is a Rear Porch.

On the first floor is a typical split-level Landing together with excellent bedroom accommodation highlighted by the master bedroom with large en-suite bathroom which also has a separate shower cubicle with power shower. There are three further good sized bedrooms together with a second bathroom, a separate W.C. and bedroom 5. There is a single cellar for additional storage.

To the rear of Little Chapter, across an attractive tarmacadamed driveway, is a substantial two-storey detached stone built outbuilding which provides some garaging, additional storage and a workshop, above which is an excellent office/gym which the present owner uses as an office. There is a detached double Garage as well as spectacular formal gardens - the plot extends, in total, to approximately 1 acre. These feature an abundance of shrubs, plants and trees as established as one would hope for in a property of this age. There is a pretty garden area to the front, whilst to the rear the garden is in two distinct areas with the larger section providing rhododendrons, soft fruit bushes and an old lawn tennis court that some may wish to re-instate. The setting is as distinctly rural as one would expect of the Peak District National Park with Little Chapter located in the centre of Wincle.

Despite the rural splendour, the centre of Macclesfield is only some 6 miles away and the area is regarded as "commutable" for Manchester. Macclesfield has comprehensive facilities including direct trains to Manchester and London, the motorway network can be accessed within 20/25 minutes drive, whilst



Manchester International Airport is also only 30 minutes or so away.

The accommodation briefly comprises:  
(all dimensions are approximate)

FRONT ENTRANCE : Panelled door to:

VESTIBULE : Stone flagged floor. Exposed beams.

SNUG 15' 2" x 13' 6" (4.62m x 4.11m) plus bay : Stone mullioned leaded windows to front aspect with pew seat, and side aspect. Exposed oak beams and purlins to ceiling. Wattle and Daub walls with oak beams. Impressive Inglenook stone fireplace with basket style open fire set on stone hearth Double panel central heating radiator. 13 Amp power points. Recessed alcove. Cupboard to alcove. Oak herringbone parquet floor.

INNER HALL : Exposed beams to ceiling. Wattle and Daup walls. Stone paved floor. Door to cellar head. Stairs to first floor.

UTILITY/PANTRY 9' 8" x 8' 10" (2.94m x 2.69m) : Timber framed window to side aspect. Pantry shelving. Space and plumbing for washing machine and tumble dryer. Space for upright fridge and freezer. 13 Amp power points. Quarry tiled floor.

DINING ROOM 15' 3" x 11' 8" (4.64m x 3.55m) : Stone mullioned leaded window to front aspect, with oak pew. Exposed oak beams and purlins to ceiling. Stone surround fireplace with dog basket open fire set on stone hearth. Double panel central heating radiator. 13 Amp power points. Oak floor.

DRAWING ROOM 30' 0" x 13' 2" (9.14m x 4.01m) : Stone mullioned leaded window to front aspect. Coving to ceiling. Stone fireplace with Chesney cast iron multi fuel log burning stove inset with quarry tiled hearth. Two double panelled central heating radiators. 13 Amp power points. Discreet store cupboard.

DINING KITCHEN 15' 0" x 14' 3" (4.57m x 4.34m) : Timber framed dual aspect windows. Exposed beams and purlins to ceiling. Modern handleless hi-gloss eye level units with LED under lights, and base units in white with quartz preparation surfaces over, with Belfast sink inset and Victorian style chrome mixer tap. Within the preparation surface is an integrated Kaelo wine chiller. Siemens integrated slimline dishwasher. Siemens integrated 3/4 fridge. Cast iron oil fired Aga Range cooker with 2 hot plates and warming plate and 4 ovens. Corner store cupboard. Contemporary style radiator. Stone paved flooring. 13 Amp power points. Door to:

REAR PORCH 8' 2" x 5' 5" (2.49m x 1.65m) : Brick built base with timber framed upper glass panels and glass roof. Quarry tiled floor. Door to outside.

CELLAR 14' 6" x 11' 6" (4.42m x 3.50m) : Stone steps down. Power and light. Stone flagged floor.



Return stairs to level split landing : Stairs to first floor landing, bedrooms 1,3,4 and bathroom. Angular ceiling. Double panel central heating radiator. 13 Amp power points.

BEDROOM 1 15' 3" x 15' 1" (4.64m x 4.59m) : Stone mullioned leaded window to front aspect. Exposed oak beams to ceiling. Single panel central heating radiator. 13 Amp power points.

EN SUITE : Timber framed window to side aspect. White suite comprising: Low level W.C., vanity unit wash hand basin, panelled bath and separate shower with mains fed shower.

BATHROOM 11' 4" x 6' 8" (3.45m x 2.03m) : Timber framed sealed unit double glazed window to side aspect. White suite comprising: Low level W.C. with concealed cistern, ceramic wash hand basin with double cupboard below and panelled cast iron enamelled bath with Victorian style telephone handset bath/shower mixer. Single panel central heating radiator. Grey oak effect floor. Airing cupboard with lagged hot water cylinder.

BEDROOM 4 15' 1" x 8' 0" (4.59m x 2.44m) : Timber framed sealed unit double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Built in double wardrobe.

BEDROOM 3 15' 4" x 12' 1" (4.67m x 3.68m) : Stone mullioned leaded window to front aspect. Exposed oak beams to ceiling. Single panel central heating radiator. 13 Amp power points. Built in wardrobe and cupboard. Access to roof space.

Opposite split level landing :

CLOAKROOM : Velux roof light. White suite comprising: Low level W.C. and pedestal wash hand basin. Single panel central heating radiator.

UPPER LANDING : Deep recessed store cupboard.

BEDROOM 2 14' 3" x 12' 2" (4.34m x 3.71m) : Stone mullioned leaded window to front aspect. Built in double wardrobe to each alcove. Double panel central heating radiator. 13 Amp power points. Access to roof space.

BEDROOM 5 10' 10" x 9' 4" (3.30m x 2.84m) : Timber framed sealed unit double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

Outside :

FRONT : Tarmacadam driveway for numerous vehicles which then continues through wrought iron gates to the rear of the property. Lawned gardens and flower borders.

REAR : Adjacent to the rear of the property is a continuation of the driveway from the front which winds round the outbuilding leading eventually to the detached double garage. There is a small courtyard area directly behind the property which makes for a lovely discreet area.

