



Millers Gate | Congleton Road, Alderley Edge



Stuart
Rushton
& COMPANY



Millers Gate



A fabulous, refurbished and beautifully extended Arts and Crafts style house on the edge of the village, standing in stunning westerly facing gardens and grounds, including excellent adjoining paddocks, in all about 4 acres



Millers Gate is a wonderful period family house in a fantastic position, with superb family accommodation and lovely rear views, situated within walking distance of Alderley Edge village.

Acquired by the owners about 8 years ago, the house has been extensively refurbished and is presented beautifully with excellent quality fittings and furnishings. A substantial contemporary extension was built on the ground floor to enlarge the kitchen and family area and this fantastic newly created open plan space is split level, encompassing the superb new kitchen, a large family room, and dining area, and an additional glazed sitting area opening to a flush level covered terrace, leading out to the garden.

The house stands within exceptional grounds, unusually large for a house so close to the village, and they include fabulous landscaped formal gardens with a large front forecourt, and face due west at the rear, enjoying from the elevated terrace the most magnificent sunsets and long views over the Cheshire plain. The paddock land to the rear of the garden is owned by Millers Gate and is included in the sale, in all the site extending to about 4 acres, and there is separate access to the land from Welsh Row.





Internally, the house has rooms of excellent proportions and on the ground floor is a combination of the attractive traditional original reception rooms, and the contemporary open plan day-to-day living area at the rear of the house.

A porch and front lobby opens to an exceptional galleried reception hall with imposing staircase and a large open plan dining area into a bay window. This oak floored area gives access to each of the ground floor reception rooms and also a spacious guest cloakroom/WC.

The two principal reception rooms both overlook and enjoy wonderful views over the rear gardens, have twin bay windows and access doors onto the rear terrace. Original bookcases, stripped oak floors and fireplaces are attractive and synonymous with the age of the house.

Double doors from the entrance hall lead through to the newly created informal living space, which includes a large family room with oak floor, wall hung TV area and windows overlooking the front forecourt. A bespoke range of fitted hardwood furniture conceals a slave desk, open fronted shelving and good toy storage areas.

Three steps down lead through to the fantastic open-plan kitchen, dining and living space with full height windows and bi-fold doors leading out to the patio and covered terrace at the rear. The kitchen has been fitted with a range of units by Alno and includes extensive contemporary cabinetry with high gloss units and a large central island with stone tops and a raised breakfast bar. The dining area has a partial booth area with walnut surround, built in cupboards and a seat.

A large boot room/utility has a side door to an enclosed courtyard suitable for dogs and a range of matching cupboards and hanging space for cloaks.

There are six bedrooms in all over the first and upper floors, and the views are tremendously impressive at the rear of the house from the master and guest bedroom. A large landing gives access to each of the four bedrooms on the first floor, and an additional rear staircase leads to the upper level children's bedrooms and shower room.

The master bedroom suite has a walk in bay, a large dressing room with fitted wardrobes and a good sized en-suite shower room, beautifully refurbished with copper effect tiling, including a walk in wet room shower, double wall hung sink unit and WC.

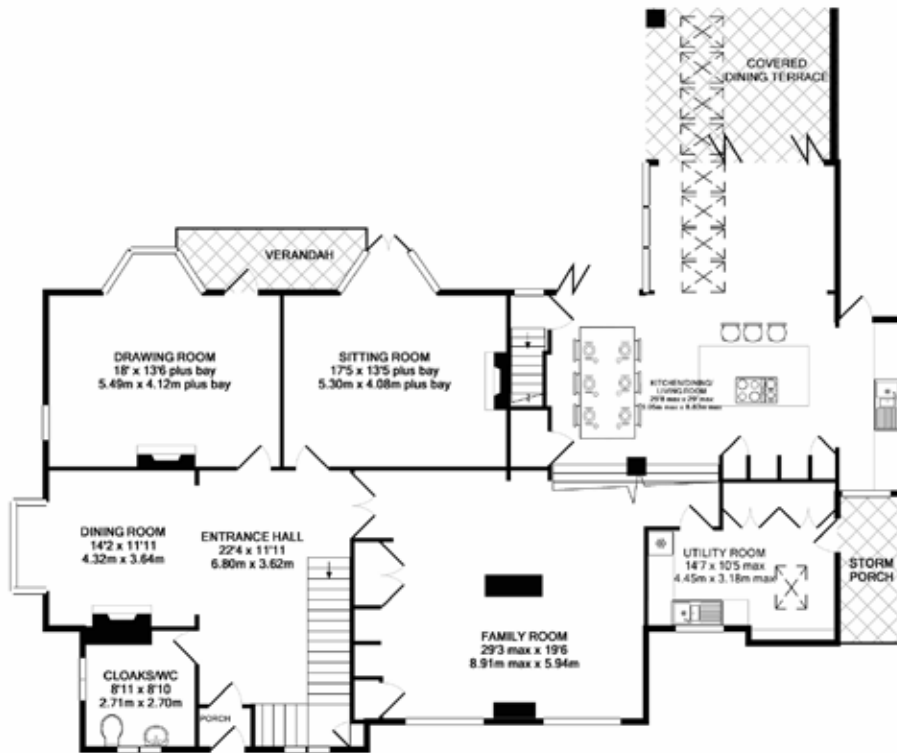
Bedroom two is also a large double room with fitted wardrobes, facing to the front of the house, and has an en-suite bathroom with walk in shower and freestanding contemporary bath. Bedroom three has a bay window and a lovely view over the gardens and bedroom four is built into the eaves over the new extension, and they share a shower room, again recently refitted. On the upper floor are two further good sized bedrooms, one with an en-suite shower room, both enjoying the wonderful views at the rear.

Externally, the house is set slightly below the road with a remote gated approach and a large front forecourt, which provides extensive parking facilities. A detached double oak framed car garage provides secure undercover parking.

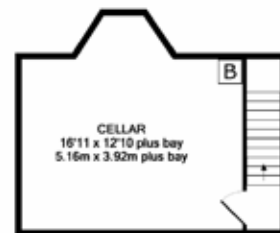
At the rear of the house is a paved and pebbled terrace, which steps down onto an immaculate landscaped rear lawn, with mature shrubs and trees, and enjoying the lovely views over the paddocks at the rear.

EPC Rating: E (52)

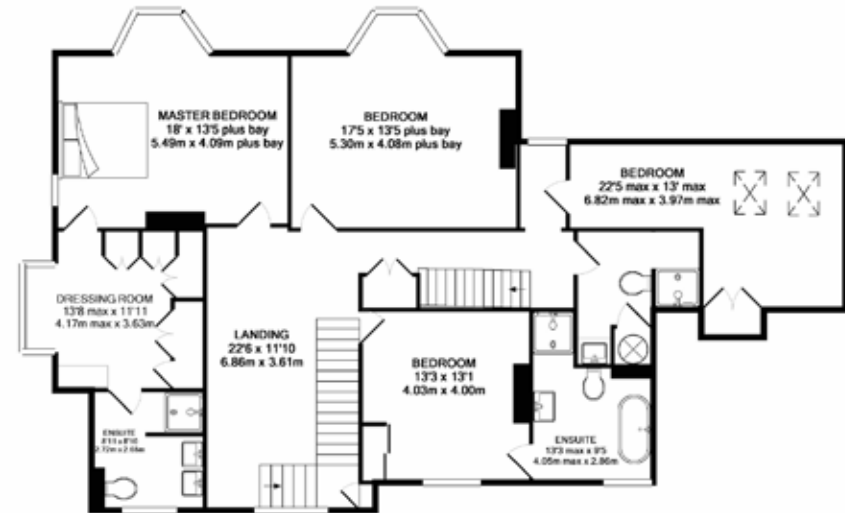




GROUND FLOOR
APPROX. FLOOR
AREA 2183 SQ. FT.
(203.7 SQ. M.)



CELLAR
APPROX. FLOOR
AREA 236 SQ. FT.
(21.9 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1702 SQ. FT.
(158.1 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 638 SQ. FT.
(59.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 4828 SQ. FT. (448.5 SQ. M.)

(While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 hereon have not been tested and no guarantee as to their operability or efficiency can be given.)

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Millers Gate
Congleton Road
Alderley Edge
Cheshire SK9 7AD

Guide Price: £2,295,000
Tenure: Freehold
Local Authority: Cheshire East Council



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