



**GASCOIGNE
HALMAN**

WRITERS COTTAGE, 29 TRAFFORD ROAD, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT



WRITERS COTTAGE, 29 TRAFFORD ROAD, ALDERLEY EDGE

A mid-18th century, Grade II listed property recently restored by the current owner with meticulous attention to detail and located at the heart of Alderley Edge village with delightful landscaped gardens.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





DESCRIPTION

Writers Cottage is a charming and beautifully presented detached Grade II listed building situated within the conservation area at the heart of Alderley Edge village. Believed to date to 1750, it stands as one of the oldest properties in the village, earning its listing in 1984. Whilst its original purpose isn't clear, it is thought that it could have been constructed as a gamekeeper or land manager's cottage for the De Trafford estate. The property holds a significant historical legacy, with the property's name paying homage to its most notable resident, the author, Alan Garner.

Aligned north/south, it features a symmetrical three-bay front with two gable brick chimneys gracing the north and south elevations. Adorned with a Welsh slate roof, sandstone cills and mullions and stone lintels, the house exudes a timeless charm.

Restored over two and a half years by the current owner with meticulous attention to detail, the restoration commenced in spring 2021 after consultation with conservation and heritage professionals. From the start, understanding the property in detail was essential, as was the need to arrest deterioration of the fabric by removing damaging materials and reversing poor maintenance, repairs and processes. Using traditional materials and processes, including breathable paints, lime mortar and lime plaster work began on restoring its original features and general fabric highlighting and preserving the historical significance of the property.

The guiding principle for the living environment was to introduce new technology and use space and light effectively to create comfortable, safe and modern surroundings. Restoration of the original sandstone fenestration was complemented with beautifully detailed, replacement hardwood doors and casement windows, handcrafted by renowned joiners Brookewood that harmonise with the property's historical character. Similarly, roof covering refurbishment, accompanied by the installation of conservation skylights, enhances natural light whilst maintaining authenticity. Smart technology central heating and boiler replacement ensure optimal comfort and energy efficiency. The comprehensive rewiring modernised the electrical system, prioritising safety and compliance.

The entrance porch, provides practical space between outside and the principal reception area. Stepping into the lounge, one is immediately captivated by the stunning exposed beams and the focal point of an exposed brick fireplace. A glazed partition highlights a historic feature and adds contemporary architectural elegance.

The kitchen, boasts its own set of original beams and showcases a recently installed kitchen fitted to the highest specification, complete with Bosch integrated appliances. With a stone floor and room for a dining table, it seamlessly transitions into a further dining area within the more modern section of the property, with French doors leading out to the rear garden. A study with a convenient utility cupboard and a lavishly appointed bathroom, recently renovated to the highest possible standards, complete the ground floor layout.

To the first floor the master bedroom boasts a vaulted ceiling adorned with exposed beams, exposed brick walls and featuring skylights that flood the room with natural light. A further glazed partition continues the theme of contemporary architectural elegance. The second bedroom, equally impressive, features a similar vaulted ceiling, abundant natural light, and charming exposed beams. The property has been tastefully decorated throughout adding to its timeless appeal.

Externally, a delightful enclosed cottage garden awaits, meticulously landscaped to incorporate a York stone patio area, lawn area, well-stocked mature beds and borders, and a practical timber shed for storage needs.

DIRECTIONS

SAT NAV: SK9 7HL

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

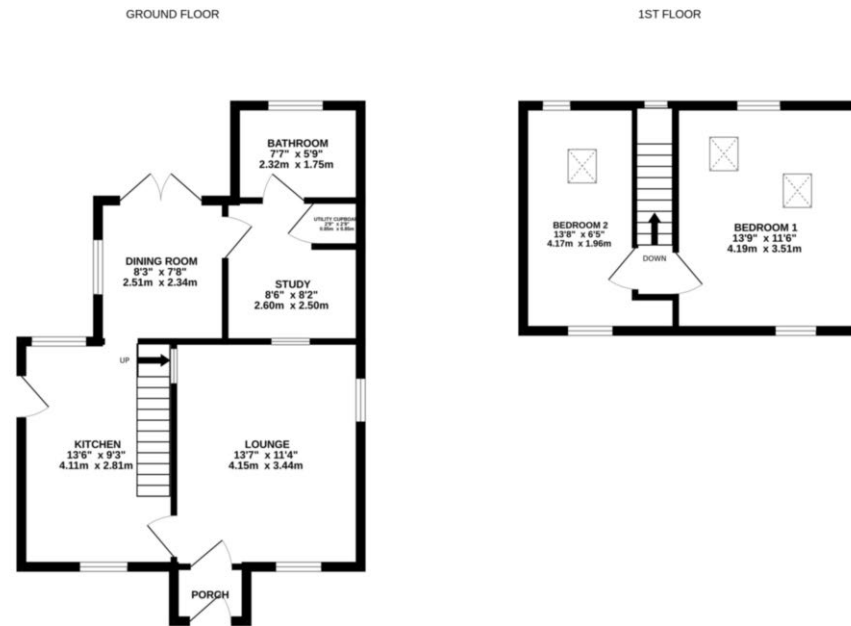
TAX BAND

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VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



Measurements are approximate. Not to scale. Illustrative purposes only.
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