



**GASCOIGNE  
HALMAN**

92 HEYES LANE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT





## 92 HEYES LANE, ALDERLEY EDGE

**A beautifully presented Edwardian property recently extended and presented to the highest possible standard. With generous stunning southerly-facing gardens boasting views over open farmland and situated within close proximity of Alderley Edge Village.**

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

A charming period property that is a true haven for garden enthusiasts, offering a stunning southerly facing garden with breathtaking views over open farmland stretching towards The Edge. This home has been thoughtfully renovated and extended by the current owner, resulting in immaculate accommodation that seamlessly blends original character with modern convenience.

Upon entering, you are greeted by a generous entrance hall featuring elegant Karndean flooring. The original doors throughout the property add a touch of timeless elegance, providing access to all living spaces. The principal area of the home is an open-plan reception room, which has been cleverly divided into distinct zones. The lounge area boasts a striking bay window with a built-in seat and is centered around a delightful cast iron living flame gas stove, creating a warm and inviting atmosphere. This opens to a useful dining area, perfect for entertaining.

The kitchen is a chef's dream, having been recently refitted to the highest standards. It features sleek quartz work surfaces, a practical breakfast bar, and a range of integrated appliances. The kitchen flows seamlessly into a glorious garden room, where bi-fold doors open to the stunning garden. A ceiling with a glazed lantern floods this space with natural light, making it the perfect spot to enjoy the outdoors from the comfort of your home. Additionally, there is a convenient downstairs WC.

To the first floor, the property offers two beautifully appointed bedrooms. The generous double bedroom at the front of the house features fitted wardrobes, while the second bedroom retains its charming original fireplace and benefits from an ensuite facility. The family bathroom has been recently installed, offering ample storage and a window that frames picturesque views.

Externally, the front of the property features a cobbled driveway, providing ample parking. The rear garden is truly a delight, with a Yorkstone patio area accessible directly from the garden room. Beyond this, the garden is meticulously landscaped, featuring a large lawn and an additional patio area, perfect for soaking up the afternoon sunshine while enjoying the views over open farmland and towards The Edge.

92 Hayes Lane is a fantastic opportunity to acquire a home that offers the best of both worlds: proximity to the village with the tranquility of a semi-rural lifestyle. This property is in turnkey condition, making it an ideal choice for those looking to downsize or for professional couples seeking a peaceful yet conveniently located retreat.

## DIRECTIONS

SAT NAV: SK9 7LE

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

Band: E

## TENURE

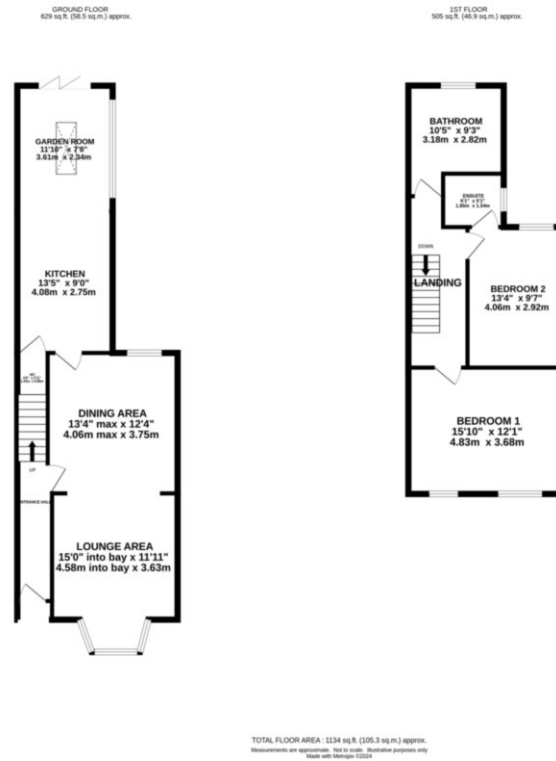
Leasehold. 875 Years Remaining. Ground Rent £17 0s 2d.

## VIEWINGS

Viewing strictly by appointment through the Agents.



## FLOORPLAN



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### ALDERLEY EDGE OFFICE

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