



**GASCOIGNE
HALMAN**

TANNERY COTTAGE, CHELFORD ROAD, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT



TANNERY COTTAGE, CHELFORD ROAD, ALDERLEY EDGE

A thoughtfully extended, beautifully presented Cheshire brick cottage situated in close proximity to Alderley Edge village with gardens to three sides, outbuildings and views over open farmland.

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

Tannery Cottage is a unique and characterful Cheshire brick property, topped with a classic slate tile roof that complements its charm. With picturesque elevations, this cottage is bound to appeal to those who appreciate heritage properties, particularly in such an ideal setting, surrounded by open countryside yet just moments from the amenities of Alderley Edge village. Thoughtfully extended and carefully preserved by the current owners, Tannery Cottage beautifully combines original features with modern comforts, offering a welcoming and sophisticated home.

Upon entry, a generous entrance hall greets you, leading to a cloakroom with WC and a well-equipped utility room. The heart of the home lies in the family dining kitchen, a warm and inviting space highlighted by a Rayburn and exposed wooden beams that speak to the home's rustic character. The kitchen itself boasts an extensive range of units and integrated appliances, a classic Belfast sink, and ample room for a large dining table. The family area, complete with a bar space, serves as an ideal space for entertaining.

The lounge, spanning the front of the cottage, is both spacious and cosy, centred around a wood-burning AGA stove that radiates warmth into the room. Original beams add further character, making this a perfect spot for relaxation. A conservatory, filled with natural light and overlooking the gardens, creates a casual living area with lovely garden views.

On the first floor, the master suite is a standout feature with its vaulted ceiling, enhancing the room's sense of volume and inviting abundant natural light. A Juliet balcony provides views over the gardens and field beyond, while a walk-in wardrobe and a tastefully designed en-suite offer comfort and convenience. Three additional double bedrooms provide ample space for family or guests, and they share a well-appointed family bathroom complete with a freestanding bath and a walk-in shower..

Set back from the road, Tannery Cottage is accessed via a charming part-cobbled driveway that leads to a tarmac parking area, providing generous parking space. Two barns offer additional storage and parking facilities, and there is exciting potential to convert these into additional living spaces, subject to planning approval.

The property's gardens encircle the home, offering privacy and a sense of seclusion. Enclosed by fencing, hedgerows, and a classic Cheshire brick wall, the grounds feature expansive lawns, mature greenery, and a pleasant patio that lends itself to alfresco dining or entertaining.

Every detail has been carefully considered, with high-specification finishes throughout the property, from elegant feature radiators and bespoke door furniture to recently installed windows detailed with leaded accents. Tannery Cottage provides a rare opportunity for those seeking the charm and character of a historic home with the ease and style of modern living. Perfectly situated and immaculately presented, it is a property that combines the tranquility of rural life with the convenience of nearby village amenities, making it an ideal home for anyone looking to embrace a refined countryside lifestyle.

DIRECTIONS

SAT NAV: SK9 7TQ

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

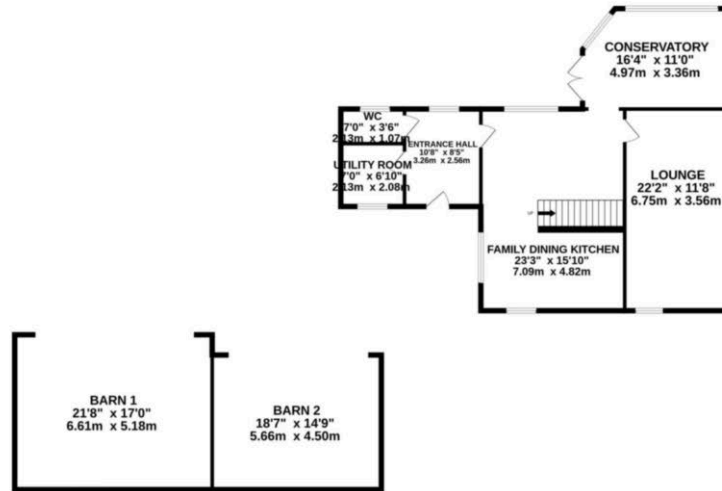
Band: E

VIEWINGS

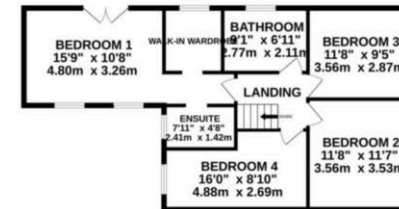
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1588 sq.ft. (147.5 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 2361 sq.ft. (219.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



ALDERLEY EDGE OFFICE

01625 590 373

alderely@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK97JS

**GASCOIGNE
HALMAN**