



**GASCOIGNE  
HALMAN**

APPLE HOUSE, FROG LANE, OFF CONGLETON ROAD,  
NETHER ALDERLEY

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THE AREAS LEADING ESTATE AGENT





## APPLE HOUSE, FROG LANE, OFF CONGLETON ROAD, NETHER ALDERLEY

**A charming, country house of particular architectural merit offering generous living accommodation with many charterer features, surrounded by walled gardens and located in a superb setting within a semi-rural enclave.**

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

Apple House is a Grade II listed residence that blends 17th-century heritage with modern comfort. Believed to have been originally built as a summer house to The Old Hall in the early 1600s for Sir Thomas Stanley II, this remarkable property showcases historical architectural merit while offering a beautifully balanced living environment.

Constructed from English garden wall bond brick with buff sandstone dressings, the house is crowned with a Kerridge stone roof, featuring a distinctive ball finial and an original brick chimney. The historic square footprint of the building is still evident, with stone quoins, a moulded band at first-floor level, and segmental brick head casement windows that maintain its authentic character. In later years, sensitive extensions have been added, complementing the original structure while enhancing the space and functionality of the home.

Apple House is set within the grounds of the historic walled gardens, providing an exceptional degree of privacy and seclusion. A gated entrance leads to a generous cobbled driveway, which in turn provides access to a detached double garage with a versatile loft room above, a perfect opportunity for a home office, studio, or additional family space. The beautifully landscaped gardens are a true highlight of the property, offering a Yorkstone patio, Brick built garden shed, expansive lawn areas, and mature, well-stocked planting, creating an idyllic setting.

Inside, the property is steeped in charm, retaining a wealth of character features and is immaculately maintained. The generous reception hall welcomes you with exposed brickwork, a Yorkstone floor, and a feature staircase leading to the basement, which serves as a storage and utility space. The kitchen and dining area is at the heart of the home, fitted with handmade units, marble worktops, and a range of high quality integrated appliances. There is ample space for dining, making this an inviting and functional space for everyday living. The principal reception room is bright and spacious, featuring a range of hand-crafted bookcases, an exposed brick chimney breast, beams, and double doors that open out to the garden, allowing an abundance of natural light to fill the space.

The ground floor also accommodates a double bedroom, a beautifully appointed family bathroom, and an additional flexible room, currently used as a study, beautiful view of the walled garden which could easily serve as a fourth bedroom.

Upstairs, the master bedroom is generously proportioned and flooded with natural light, featuring windows to both the front and rear, along with a range of fitted wardrobes that add to its appeal. The second bedroom, located in the original part of the house, offers a unique and charming living space, benefiting from dual-aspect windows that enhance its character. The main bathroom on this floor is beautifully designed, complete with a roll-top claw-foot bath, creating an elegant and tranquil retreat.

Accessed from Congleton Road via Frog Lane, Apple House enjoys a semi-rural setting while remaining within easy reach of the amenities of Alderley Edge village. The surrounding area is steeped in history, with landmarks such as Nether Alderley Mill and St. Mary's Church offering a glimpse into the area's rich heritage.

Apple House is a rare opportunity to acquire a stunning home with exceptional architectural merit, historical significance, and beautifully balanced gardens. This truly unique property offers an idyllic lifestyle that will undoubtedly appeal to those who appreciate the charm and heritage of the Cheshire countryside.

## DIRECTIONS

SAT NAV: SK10 4TW

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

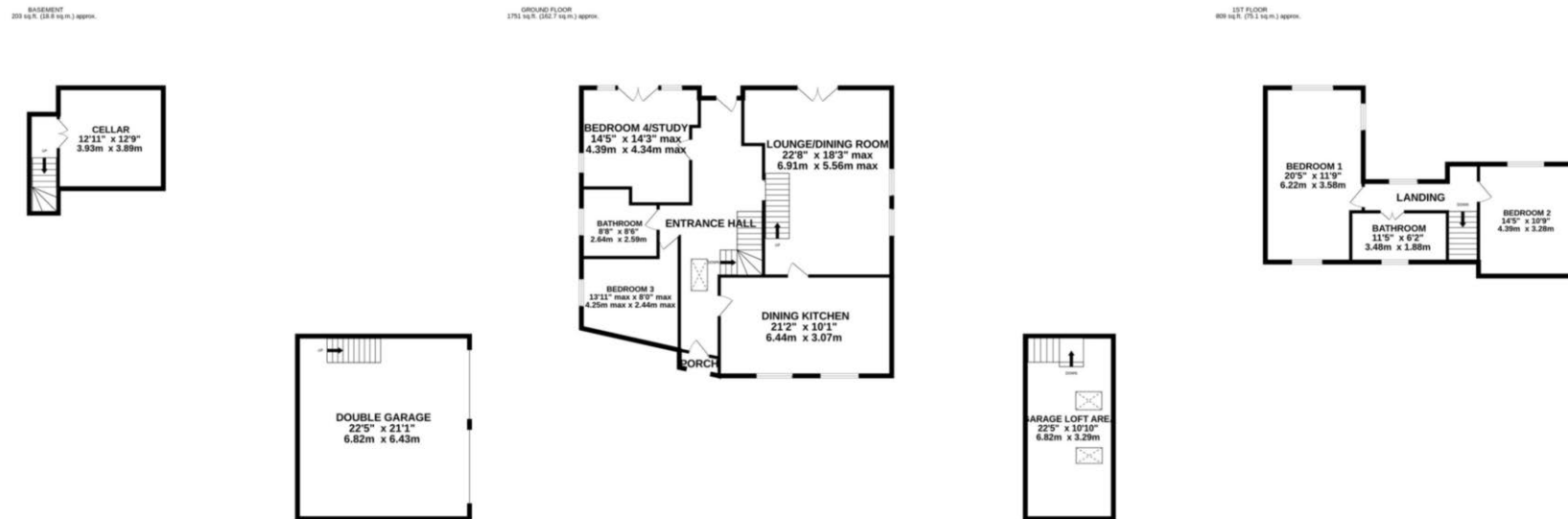
## TAX BAND

Band: G

## VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN



TOTAL FLOOR AREA : 2762 sq.ft. (256.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### ALDERLEY EDGE OFFICE

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