



**GASCOIGNE
HALMAN**

HOLLY HOUSE, BROOKLEDGE LANE, ADLINGTON

THE AREAS LEADING ESTATE AGENT



HOLLY HOUSE, BROOKLEDGE LANE, ADLINGTON

A sizable, thoughtful extended and remodelled detached family home set within a generous plot of 0.4 acres (approx) with gardens to three sides. Situated at the heart of the semi-rural village of Adlington with on onward chain.

The immediate area is of an attractive, established semi-rural nature open countryside on the doorstep. Adlington's railway station is situated nearby and offers excellent commuter rail services to Manchester & London. The well regarded primary school (recently rated Outstanding by Ofsted) is also just a short drive away. Prestbury, Wilmslow, Macclesfield and Poynton located nearby offer more comprehensive facilities including leisure centres, schools for children of all ages, and intercity rail services. Manchester International Airport and the motorway network are within 20 minutes, drive away by car.





DESCRIPTION

Holly House is an impressive and beautifully presented detached family home, set within a generous plot of approximately 0.4 acres. This substantial property benefits from a large frontage with an in-and-out driveway, a spacious lawned side garden, and a south-facing rear garden that enjoys ample natural light throughout the day. The property's position offers picturesque views over open fields to the front, adding to its sense of rural charm, while its location at the heart of Adlington Village ensures a welcoming community feel. The property is conveniently close to the local train station, providing excellent transport links, and is within walking distance of the highly regarded, Ofsted-rated outstanding Adlington Primary School, making it a highly desirable choice for families.

With nearly 3,000 square feet of thoughtfully designed accommodation, the property has been meticulously extended and remodeled by the current owners to create a modern yet homely living environment. Upon entering, you are welcomed by a spacious and bright entrance hall, setting the tone for the generously proportioned rooms throughout. At the heart of the home lies an expansive open-plan kitchen, dining, and family area, a space designed for modern family living and entertaining. The kitchen itself is fitted with a range of high-specification units, complemented by a central island and a suite of Miele integrated appliances. The adjoining dining area flows seamlessly into a comfortable family space, with glazed bi-fold doors opening directly onto the rear garden, allowing for a connection between indoor and outdoor living.

To the rear of the property, a beautifully appointed lounge features an inviting open fireplace. This space opens into a generous dining room, enhanced by bifolding doors that lead out to the garden patio, perfect for summer dining or social gatherings. A versatile study offers additional downstairs reception space, suitable for home working, a playroom, or a snug, catering to the varied needs of modern family life. The property also benefits from a large utility room with additional storage, a downstairs WC, and a cloakroom. The integral double garage can be accessed from the utility room, providing secure parking and further storage options.

To the first floor, a striking galleried landing enjoys views over the open countryside, enhancing the feeling of space and light. The master bedroom suite is a true retreat, featuring an extensive walk-in wardrobe, a dedicated dressing area, and a stylish en suite shower room. Three further double bedrooms provide ample accommodation for family members or guests, each designed with comfort and functionality in mind. The family bathroom is elegantly finished, offering a bath and a separate walk-in shower.

Outside, the rear garden is a true highlight, with a spacious patio area for alfresco dining, mature lawns, and a mix of fencing and hedgerows providing privacy. The property's generous plot size ensures potential for further development, subject to planning permissions while maintaining ample outdoor space.

Offered for sale with no onward chain, Holly House is an outstanding opportunity for those seeking a semi rural lifestyle with the convenience of nearby amenities. Its close proximity to the stunning Peak District allows for easy access to outdoor pursuits, while excellent transport links connect you to larger towns and cities. This impressive family home truly offers the best of both worlds, a tranquil, rural setting with modern comforts and practical living spaces.

DIRECTIONS

SAT NAV: SK10 4JU

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

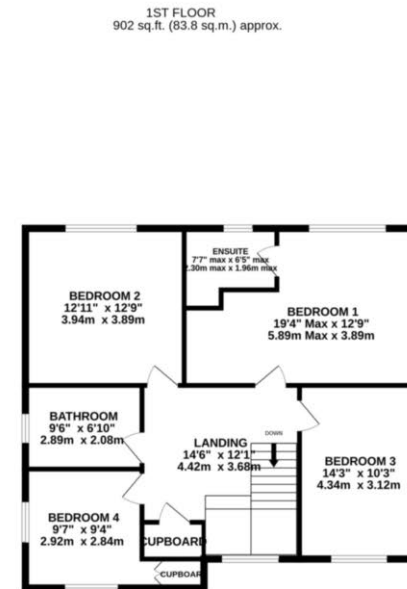
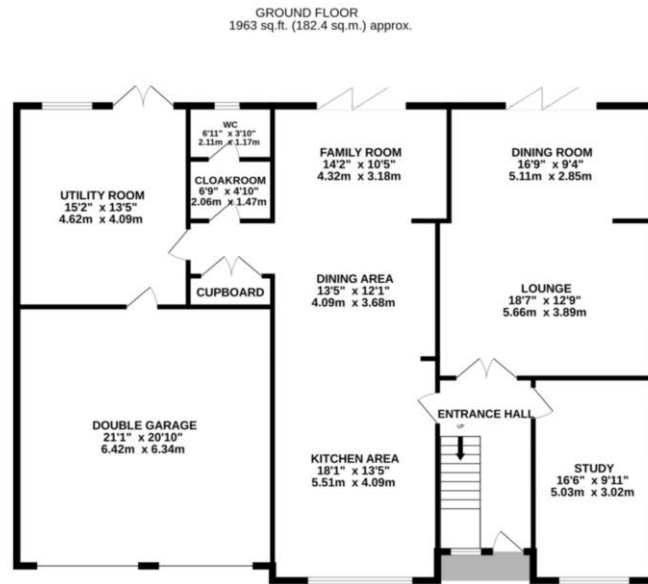
TAX BAND

Band: G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2865 sq.ft. (266.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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