



**GASCOIGNE  
HALMAN**

D'ARCY COTTAGE, CHELFORD ROAD, NETHER  
ALDERLEY

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THE AREAS LEADING ESTATE AGENT





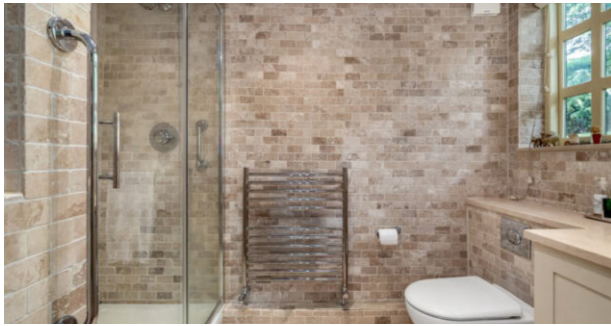
## D'ARCY COTTAGE, CHELFORD ROAD, NETHER ALDERLEY

**A charming country house set in approximately 4.5 acres with views across the Capesthorne Estate**

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

Darcy Cottage is not just a house, but a way of life, a country home offering peace, privacy, and a deep connection to the outdoors, all within easy reach of modern amenities. Set well back from the road behind impressive oak gates, the property immediately conveys a sense of arrival. With views over Capesthorpe Estate and 4.5 acres (approx.) of paddocks and gardens, it is a home designed for those who value space, nature, and the freedom of a rural lifestyle.

From the moment you approach, the property's charm is evident. Handsome Cheshire brickwork and rendered elevations are complemented by a characterful oak porch and slate roof, setting the tone for the quality within. Inside, every room feels carefully curated, the current owners have combined warmth and elegance with modern convenience to create a home that is genuinely turnkey.

At the heart of daily life is the open-plan kitchen and dining area. The vaulted double-height ceiling with exposed beams brings an airy grandeur, while the handmade kitchen, fitted with a full suite of integrated appliances, makes entertaining effortless. This space flows into the garden room, a light-filled space with a glazed ceiling that allows you to dine, relax, or host guests while soaking up views across your own paddocks and the rolling countryside beyond.

In the winter months, the lounge becomes the natural gathering place, a welcoming room with oak flooring, doors to the garden, and a stone fireplace with a wood-burning stove, perfect for cosy evenings with family or friends. Elsewhere on the ground floor you'll find a study for home working, a practical utility, and a master suite that feels like a boutique retreat: generous in scale, beautifully fitted, and complete with a en suite and walk-in wardrobe.

Flexibility is woven into the layout. A further ground-floor bedroom offers its own en suite bathroom and can serve as a guest bedroom, a gym, a granny flat or even a cinema room, adapting easily to changing needs. Upstairs, two additional double bedrooms continue the theme of character and charm, with exposed beams and a family bathroom that blends modern finish with rustic touches.

The lifestyle Darcy Cottage offers extends well beyond its walls. Electronically controlled gates lead to a cobbled heated driveway and detached double garage, while landscaped gardens provide private outdoor space for entertaining and relaxation. For equestrian enthusiasts or those seeking a smallholding, the stable block with four 12" x 12" stables, tack room, and services is ready for use, while the land is divided into well-fenced paddocks for easy management and rotation.

Whether you're riding out, walking the dogs, or simply watching the seasons unfold across the Capesthorpe Estate, this is a property that brings the countryside to your doorstep in the most tangible way. It offers a level of privacy and tranquillity that is rare, while still being highly accessible, proof that you can have the best of both worlds.

Darcy Cottage is more than a home: it is an opportunity to embrace country living at its most rewarding. Immaculately presented, chain-free, and with an exceptional setting, it is a true one-off.

## DIRECTIONS

SAT NAV: SK10 4SZ

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

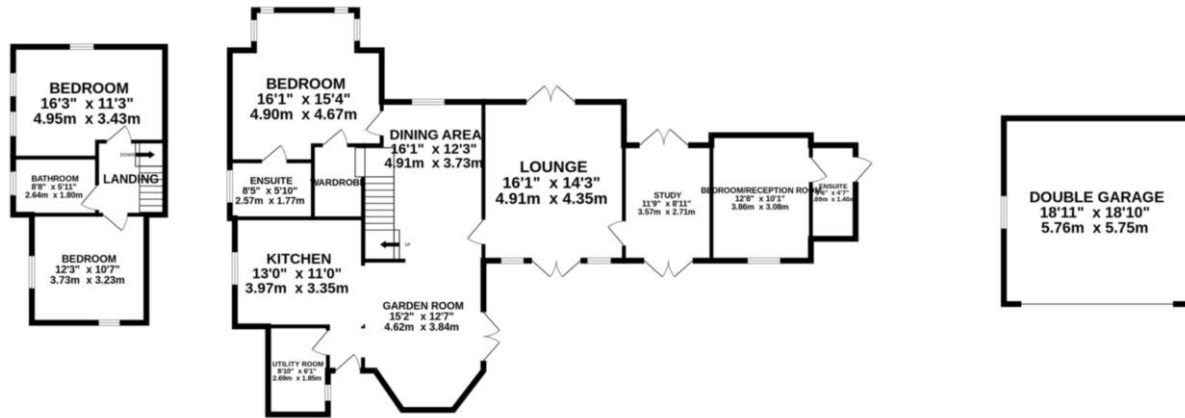
## TAX BAND

Band: G

## FLOORPLAN & EPC

1ST FLOOR  
391 sq ft. (36.3 sq.m.) approx.

GROUND FLOOR  
1725 sq ft. (160.2 sq.m.) approx.



TOTAL FLOOR AREA : 1832sq.ft. (170.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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