



**GASCOIGNE
HALMAN**

3 VARDEN TOWN COTTAGES, OVER ALDERLEY

THE AREAS LEADING ESTATE AGENT



3 VARDEN TOWN COTTAGES, OVER ALDERLEY

A charming three-bedroom cottage with abundant character. Presented to high standards with private gardens, located in a convenient semi-rural area.

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

This stunning timber-framed, Grade II listed cottage, believed to date back to the mid-1500s, is a rare gem, full of history and character that has been lovingly preserved. From the moment you approach the property, its architectural merit is evident, with the striking contrast of black timber beams against white render creating an eye-catching and elegant frontage. The cottage's timeless beauty is further enhanced by the picturesque front garden, where a magnificent yew tree adds an extra layer of interest to the approach.

Inside, the property exudes warmth and personality, with every corner telling a story of its rich past. The principal lounge is a welcoming space, with exposed beams overhead and a wood-burning stove nestled into the fireplace, creating a cosy retreat for the colder months. The dining room mirrors this charm, featuring more of the original exposed beams and a stunning fireplace that anchors the room, making it an inviting space for entertaining or family meals.

The heart of the home is the beautifully fitted dining kitchen, which perfectly balances the cottage's historic character with modern conveniences. Recently updated, the kitchen features quartz work surfaces and a tasteful blend of cabinetry that complements the cottages aesthetic. Double doors lead from the kitchen to the rear garden, creating a seamless flow between indoor and outdoor spaces, ideal for alfresco dining or simply enjoying the tranquility of the garden. The dining area within the kitchen provides a perfect space for informal meals, making it both practical and stylish.

Upstairs, the accommodation continues to impress, with the master bedroom being particularly noteworthy. The room's vaulted ceiling and exposed beams create a sense of space, while the original leaded window overlooking the front garden transports you back in time. Additional features, such as the stripped floorboards and a charming fireplace, make this room a true sanctuary. The second and third bedrooms offer further versatility, whether for guests, children, or a home office, all benefiting from the cottage's characterful design. The family bathroom is well-appointed, with a bath and overhead shower, providing modern comfort in a thoughtfully styled space.

Externally, the rear garden is a delightful continuation of the property's charm. The York stone patio is perfect for outdoor seating, surrounded by well-kept borders and enclosed by mature hedgerows, offering both privacy and a peaceful retreat. The garden benefits from plenty of afternoon sun, making it an ideal space for relaxation. In addition to the garden a drive provides parking and space for a garage/outbuilding.

DIRECTIONS

SAT NAV: SK10 4RZ

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

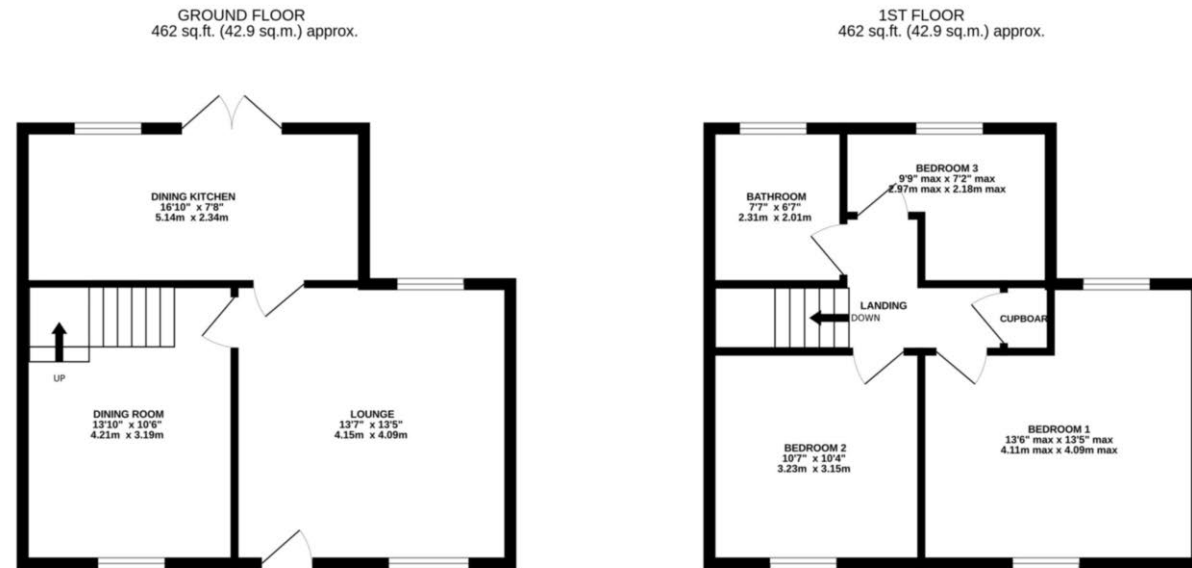
TAX BAND

Band: E

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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