



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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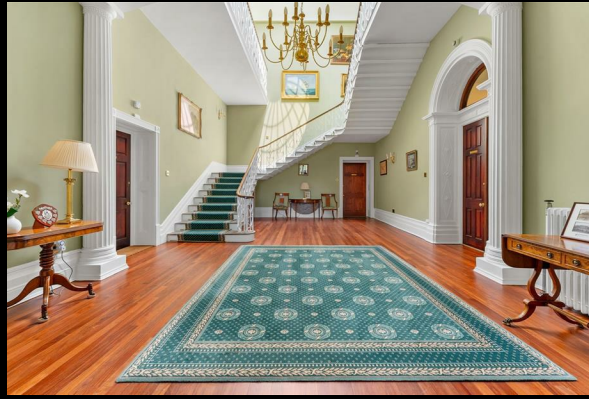
Chelford Court, Birtles Hall Birtles Lane Over Alderley, SK10 4RU



£695,000

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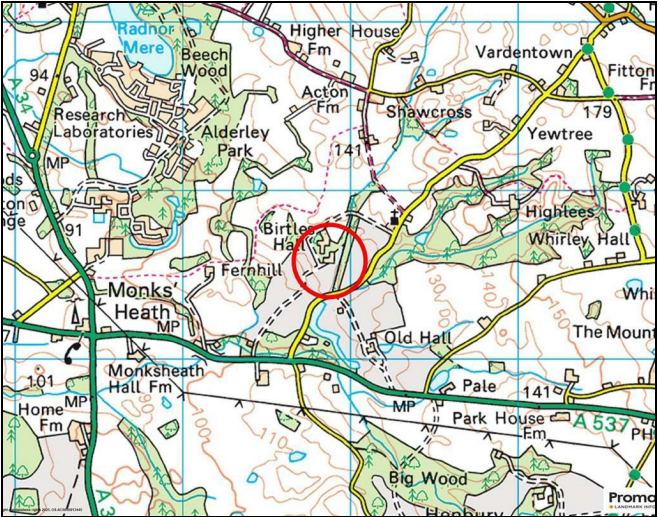
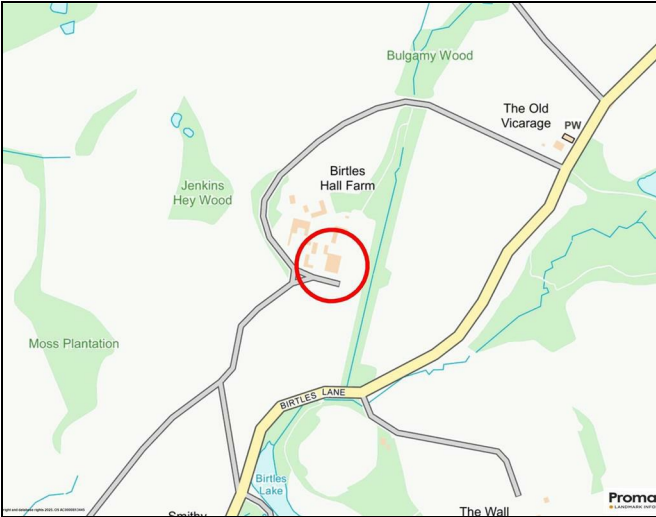
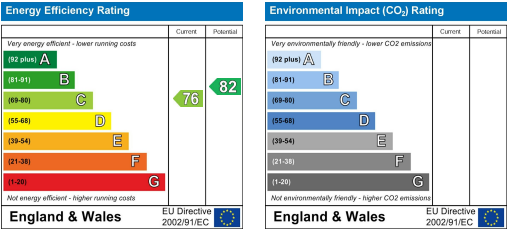


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A FANTASTIC GROUND FLOOR APARTMENT SET WITHIN A STUNNING GRADE II LISTED COUNTRY HOUSE STANDING ON AMAZING 10 ACRES OF GARDENS AND WOODLAND, WITH SUPERBLY PROPORTIONED, CHARACTER FULL ROOMS THROUGHOUT AND ENJOYING DIRECT ACCESS TO PRIVATE PATIO AREAS. 3251SQFT

Entrance Hall. 700sqft Drawing Room. Dining Room. Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Guest WC. Utility. Storage Room. Parking. Garage. Patio. Amazing Communal Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

Birtles Hall is a splendid Grade II listed country house set at the head of a long driveway which meanders through parkland.

The property stands within rural splendour on the undulating lower southern slopes of ‘The Edge’.

Apart from wandering around the 10 acres of formal gardens and woodland of the hall there are wonderful walks on footpaths and bridleways in the immediate vicinity and the Peak District National Park is close by.

Chelford Court is a more like a 'House within a House' with 3251 square foot of living space and is positioned on the ground and lower ground floors of Birtles Hall with east facing rooms and enjoys direct access to private patio areas and the beautiful Communal Grounds beyond.

The grand Reception Hall and cantilevered stone staircase make an impressive entrance area and may be used for private entertaining by prior arrangement with other residents.

A hardwood door opens to the Entrance Hall off which is the stunning 700 square foot Drawing Room. Being one of the original principal rooms of the hall, it has a dual aspect and features five huge sash windows with glorious undiluted views and a window seat from which to enjoy them. There is an ornate fireplace with a marble inner providing a fabulous central feature.

A door leads through to the impressive Dining Room, also accessed via the hall, with wood flooring, high ceilings and sash windows with wonderful views, creating a great space for entertaining and dining.

The Dining Room is open plan to the hand painted Kitchen, with integrated appliances, and a granite worktop. The Kitchen is divided from the Dining Room by way of a partition wall. We envisage that an incoming buyer would remove this partition wall and create what would be a magnificent 600 square foot Live In Dining Kitchen.

The Bedroom accommodation is positioned off the Lower Ground Floor Hall.

There are Three generously proportioned Double Bedrooms.

The Principal Bedroom and En Suite facilities extends to some 500 square feet, and enjoys a delightful garden aspect with French doors leading onto the garden. It has custom built fitted furniture and benefits from a Dressing Area and an En Suite Bathroom.

Bedrooms Two and Three also enjoy garden access and aspects and have fitted furniture.

Bedroom Two has an En Suite Shower and Bedroom Three is currently fitted as a comprehensive Home Study.

Completing the Lower Ground Floor accommodation is a Guest WC, Utility Room and a large Storage Room.

There is a Courtyard Parking area, Garage block and car Parking Bays to the rear of the hall, located beyond a walled side garden with a walkway to the front.

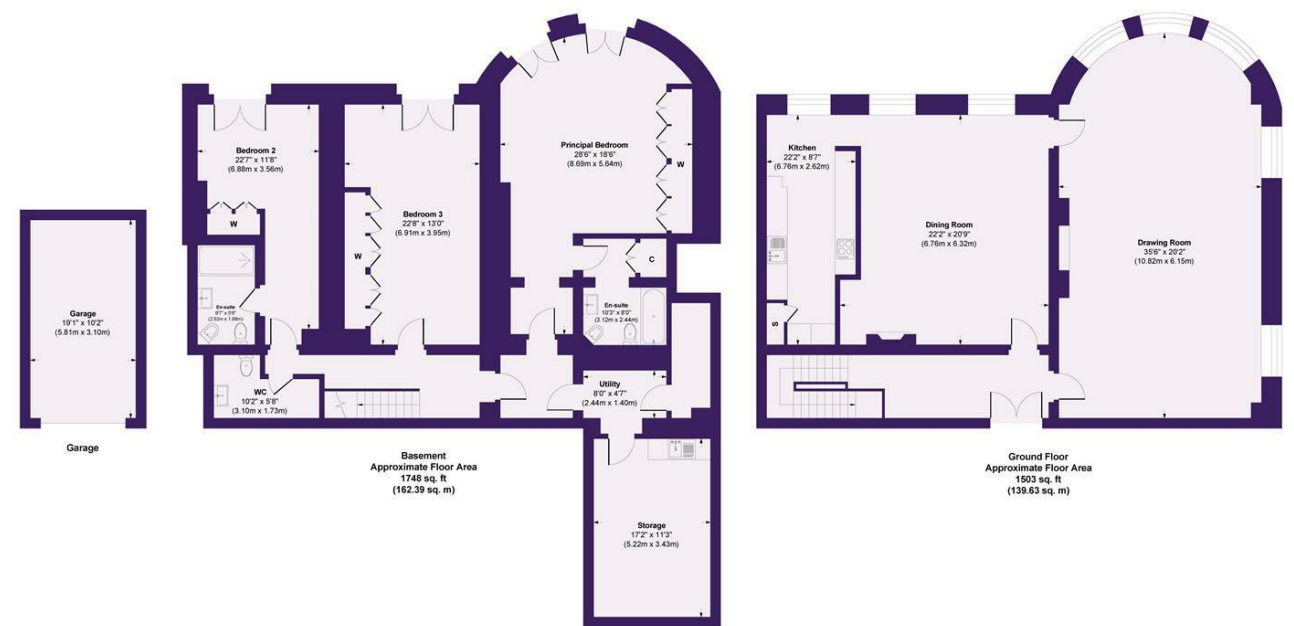
Owners of the apartments have exclusive use of the formal gardens and shared use of the woodland with delightful walks and rock gardens with a stream running down the valley. To the front is a croquet lawn and a ha-ha with splendid views over the parkland.

Location

The Birtles Hall Estate is a sought after development perfectly suited to discerning purchasers wishing to combine countryside living with the amenities of Alderley Edge which is less than four miles away.

The property is also well placed for Macclesfield, Wilmslow and Knutsford town centres. Set along a sweeping driveway meandering through acres of parkland, Chelford Court enjoys a tranquil setting in the most delightful location. The property is well placed for easy access to the M6, M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies about 11 miles away. Wilmslow train station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

- Leasehold with approximately 970 years remaining.
- Council Tax Band H



Approx. Gross Internal Area 3251 sq. ft / 302.02 sq. meters (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.