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Beechfield Road, Alderley Edge

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# Knights Keep, Beechfield Road

## Alderley Edge SK9 7AT



King of the Castle! Buy the best spot on this most prestigious Alderley Edge road backing on to fields and tucked away behind the most awesome gates.

Hot off the press! This one is re-available due to a sale fall through.

Sitting proudly at the head of Beechfield Road its within walking distance of Alderley Edge not only is this property unique but it is also stunning. Great plot. Get your skates on as its a cracker.

Once upon a refurbishment ago this Castle did have a moat but now it has a gorgeous swimming pool. Boosting two towers with accommodation over 3 floors and the most enormous master suite I have seen. This amazing place is so rare not only due to the architecture but also due to the size of the land it nests on. If you're a car nut it's the place for you as not only can you park several cars in the underground parking but you have ample cobbled guest parking spaces which flank both sides of the driveway.

Just think of what you could do to this place to put your stamp on it!



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### Galleried Entrance Hall

Medieval arched double doors open to a welcoming and grand entrance hallway boasting a breath taking drop chandelier encircled by a rather stunning part suspended feature curved staircase to the first floor. Three Victorian style cast iron free standing radiators. High ceilings with deep cornice. Rosewood colour flooring. A straight flight set of stairs leading down to the basement level. Wall mounted light points. Windows overlooking the driveway to the garage area and front door area. Wood panelled doors with glass insert lead off.

### Drawing Room

10.86 x 5.79 (35'8" x 19'0")

A lovely spacious drawing room with windows to all 3 sides one end forming a large bay. Sitting in the circular tower (approx 2.65 across) can be found a bespoke bar area with feature lighting and two slit double glazed windows. This feature Tower bar area is to one corner. Three Victorian style cast iron free standing radiators. Two ceiling light point with ornate ceiling coving. Marble feature fireplace with inset living frame gas fire with brass surround. Ceiling coving. Rosewood colour flooring. Television point. Square arch leading through to the family room and kitchen areas.

### Cloaks / W.C

2.63 x 2.3 (Measured to front of wardrobes) (8'8" x 7'7" (Measured to front of wardrobes))

Fully fitted with white two piece suite comprising; low flush W.C and pedestal hand wash basin. Partially tiled with mosaic tiling and chrome trim. Cupboards with sliding doors creating ample hanging space. Double glazed window to front and side aspects.

### Kitchen

4.78 x 5.70 (to widest point) (15'8" x 18'8" (to widest point))

A bespoke fully fitted Shaker style kitchen fitted with a range of base and eye level units and three tiered granite worktops and splash backs over. Inset stainless steel one and half sink with mixer tap over granite grooved drainer to side aspect. Incorporating a central island unit with granite surfaces. Integrated double Aga Companion providing eight ring hob with two lights over. Fitted dresser style unit incorporating recess for large American style fridge freezer with water cooling system. Integral dishwasher to central island. Detailed Victorian style cast iron radiator. Ceiling down lighters. Wall mounted intercom system. Rosewood colour flooring. Inset light points and feature light point. Wooden door with glass panels leads back to entrance hallway.

### Dining Area

6.6 x 3.3 (21'8" x 10'10")

Sliding doors open to a fully decked area merging the house and garden for entertaining. Double glazed feature windows. Rosewood colour flooring. Television point. Ceiling light points. Wall mounted light points. Velux Skylight. Archway opens though to:

### Family Room

6.6 x 3.4 (21'8" x 11'2")

Maximum measurement, note irregular shape. A delightful room having the benefit of windows to four aspects giving views over the sweeping lawns and well stocked gardens Rosewood colour flooring. Detailed marble fireplace. Victorian cast iron style radiator. Ceiling light point and ornate coving to ceiling. Door to the garden. Double glazed hardwood door with glazing through to main entrance hallway.

### Inner Hallway

Rosewood colour flooring continues. This room gives a spacious almost reception area to the movie room and pool area.

### Cinema/Media Room

4.7 x 6.4 (into bay) (15'5" x 21'0" (into bay))

Forming part one of the Towers this usually shaped room could give a designer kittens or a fantastic opportunity to really go to town on this Media room. With windows built into attractive curved walls and Victorian free standing ornate radiators, deep cornice and Rosewood colour flooring plus windows looking into the pool its rather a Unique space. What looks like a built in electric feature fire place is inset into one wall. Wall mounted intercom system.

### Leisure Pool Complex

13.54m x 15.14m (44' 5" x 49' 8") (0.36m x 0.38m (13.41m 0.13m x 14.94m 0.20m)

French glazed panel doors open into a striking leisure pool complex. Travertine tiled floor with steps lead down to a large heated main pool. Small staircase is in a fashionable brushed stainless steel and tempered glass design. Non-slip floor covering around pool. Stretched ceiling is self-cleaning. The pool has a non-slip base. Two sets of double doors lead to the outside. Windows to all aspects.

### Spa Room

Fully tiled in mosaic tiling and incorporates a steam room, shower, low flush W.C and hand wash basin.

### Master Bedroom

5.09 x 5.4 (into bay) (16'8" x 17'9" (into bay))

A stunning room designed for the bed to sit opposite large picture windows that sit within a bay area offering fabulous views over the rear garden and beyond. There are window to 3 sides of this room fitted with electric blinds and attractive curtains that dress the windows. Inset spotlights. Deep cornice to ceiling. Central heating radiators. Television points. Wall mounted intercom system. Opening through to:

### Relaxation Room

5.9 x 5.60 (19'4" x 18'4")

Double doors open onto a Juliette Balcony to the side aspect with wrought iron railings. Window to front elevation. Television point. Inset light points and ceiling coving. Opening and step lead to a fully tiled luxury Jacuzzi type spa with mosaic tiling surround. Chrome heated towel rail. This is set within the Tower area. Ample space for lounging furniture.

### En-Suite

Fully tiled walls and floor in marble tiling and a fitted white modern suite comprising of a large double resin basin moulded into a vanity unit with storage below, concealed wall hung W.C and walk in shower unit with chrome rain head and further hand held shower unit over. Window to rear aspect. Two chrome heated towel rails. Inset spot lights. Deep cornice. Doors to dressing room and relaxation room.

### Dressing Room

4.93 x 2.67 (16'2" x 8'9")

This is a large double room that has been converted into a fabulous dressing room. Bespoke fitted shelving and hanging space providing excellent storage. Cupboard houses water tank. Double glazed window to rear aspect with deep sills. Inset spot lights. Door opens to landing.

### Bedroom 2

7.24 x 6.27 (23'9" x 20'7")

Forming part of the Tower this charming child's bedroom has double doors open to a Juliet balcony. Three further windows ensuring this room has plenty of natural light. Two central heating radiators, one curved. Walk-in fitted dressing room/ wardrobe with hanging and shelving rails with ceiling light point. Deep cornice. Inset light points. Door leads to:

### En-Suite Bedroom 2

2.05 x 3.87 (6'9" x 12'8")

Fully tiled with marble tiling and fitted with a modern white suite comprising of a : bath with chrome shower and screen over, large resin moulded white hand wash basin set in a vanity unit with storage. Chrome 'Donbracht' mixer tap over. Vanity mirror with lighting. Low flush W.C. Further wall mounted storage. Dual aspect.

### Bedroom 3

7.21 x 3.3 (23'8" x 10'10")

Maximum measurement note irregular shape into the window recess. A really good sized double bedroom with five windows to rear and side aspects. Ceiling light points. Deep cornice. 2 radiators.

### Study Area/Rear

4.13 x 3.6 (13'7" x 11'10")

Large landing area creating the ideal space for Office/Study. Double glazed window to rear aspect. Stairs Rising to second floor.

### Bedroom 4

4.76 x 4.26 (circular but to widest point) (15'7" x 14'0" (circular but to widest point))

Circular Tower, room top floor. Double doors to Juliette balcony cast iron railings. Two arrow slot style windows to Tower area. Wall mounted light points. Ceiling light points. Radiators.

### Bedroom 5

4.38 x 2.15 (14'4" x 7'1")

Skylight window. Radiator. Door giving access to eaves storage.

### Bedroom 6

3.47 (5.07 max length) x 3.8 (11'5" (16'8" max length) x 12'6")

Large double bedroom with window overlooking the rear garden and fields. Curved attic ceilings.

### Shower Room

Partially tiled and comprising fully tiled shower cubical with chrome mixer shower over. Circular 'Durvat' hand wash basin mounted onto vanity unity. Skylight. Two wall mounted light points. Radiator.

### Seperate W.C

Fitted with two piece suite comprising low flush W.C.

### Stairs to lower ground

Stairs leading from entrance hallway to basement. Doors open to:

### Maids Utility rooms

4.00 x 3.01 (13'1" x 9'11")

Fully fitted with a comprehensive range of base and eye level units. Granite working surfaces. Inset stainless sink. Space for fridge/freezer. Radiator. Door opens to utility room.

### Garaging

10.68 x 3.01 (35'0" x 9'11")

Large garage with resin floor. Approached by sweeping driveway with elec roller door. Parking for several cars.

### Externally

The property is approached via a newly finished tarmac road which leads up to a magnificent set of Electric gates. Once through these gates you have parking to either side which is cobbled and ideal for several dinner guests. The driveway continues up and sweeps down into the underground parking area. The property is set approximately in the middle of its land. The gardens are surrounded by mature trees and shrubs and back onto fields making this truly a remarkable location. To the rear of the property there is a decking area situated outside the dining area so that your dinners on a hot sunny evening can just spill out onto the garden.

### SUMMARY OF FEATURES

- Looks like a Fairytale Castle!
- Absolutely amazing location
- The road leading up to the gates has recently been re surfaced. EPC E
- This property sits proudly at the head of the road.
- Magnificent gates.
- Walking distance to Alderley.
- Stunning and unique accommodation.
- Large leisure suite with natural looking pool.
- Exceptionally sized throughout.

## GENERAL INFORMATION

### Money Laundering Regulations:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Services

No tests have been made of the mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot confirm that they are in working order and any prospective buyer is advised to obtain verification from their solicitor or surveyor before finalizing the purchase.

### General

If you have a specific enquiry regarding the property please feel free to contact the office to double check any details especially if you are planning to travel any distance to visit. The property details are made in good faith they do not however constitute representations as fact or form any part of any offer or contract. All facts must be independently verified, no employees of The Mobile Agents has any authority to make or give reference to make or give any representation or warranty in relation to the property.



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## Measurements

Although every care has been taken for the accuracy of these property details you must verify the dimensions carefully before ordering any carpets or furniture

**IMPORTANT** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings, tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







#### Directions

#### Financial

Our financial advisors are highly experienced in the financial markets and will be able to give you the best advice for you personally, this may help you to save money and speed up the transaction. If you need any financial advice or would like to obtain a mortgage we will be happy to assist you we have a wide range of financial services that we can offer you.

We may also need to financially qualify our purchase to prove you are able to proceed with the purchase of the property for the vendor.

Your home may be at risk if you do not keep up payments on a mortgage.

#### Further Property Services

The Mobile Agents have the industry experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy a home.

We also offer Lettings, Property Management, Concierge Services, Interior Design and Property Finder Services, should you need to discuss any of these in more detail, feel free to contact the Mobile Agents office.



**THE MOBILE AGENTS**

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