



Birtles Lane | Macclesfield







## Birtles Lane | Macclesfield



- No Onward Chain
- Approximately 11 Acre Grounds
  - Sought After Location
- Georgian Manor House
  - Garage & Sheltered Parking
- Panoramic Views





Birtles Hall is an impressive Grade II listed Georgian manor house believed to have been built in the 1790s, which has been split into 6 luxurious apartments. Somerfield Court is located on the first floor and enjoys a south west aspect across the formal grounds. The approach is exceptional, following a long and sweeping private driveway leading to the garage and sheltered parking. The majority of its original features have been carefully retained with remarkable amounts of character and opulence throughout.





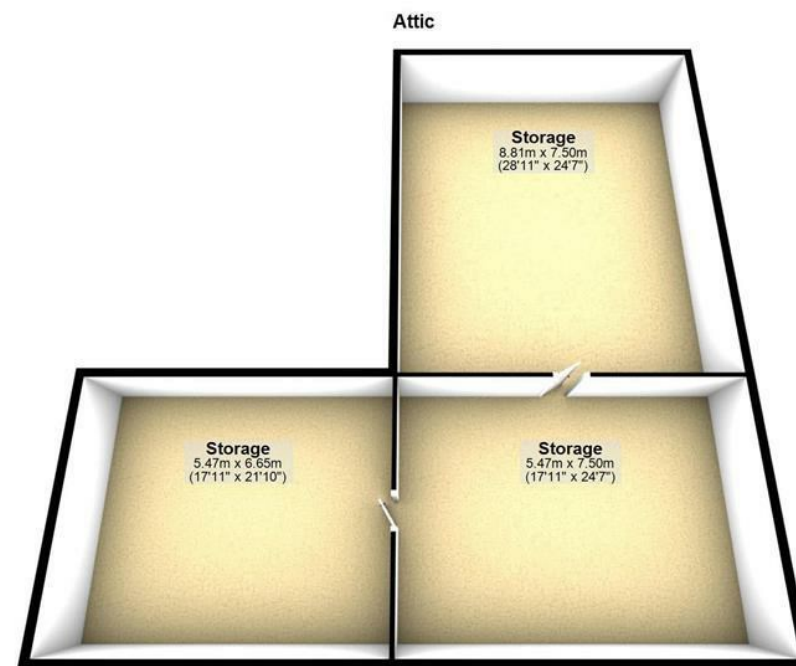
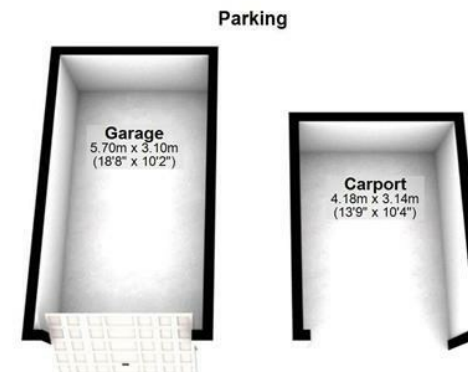
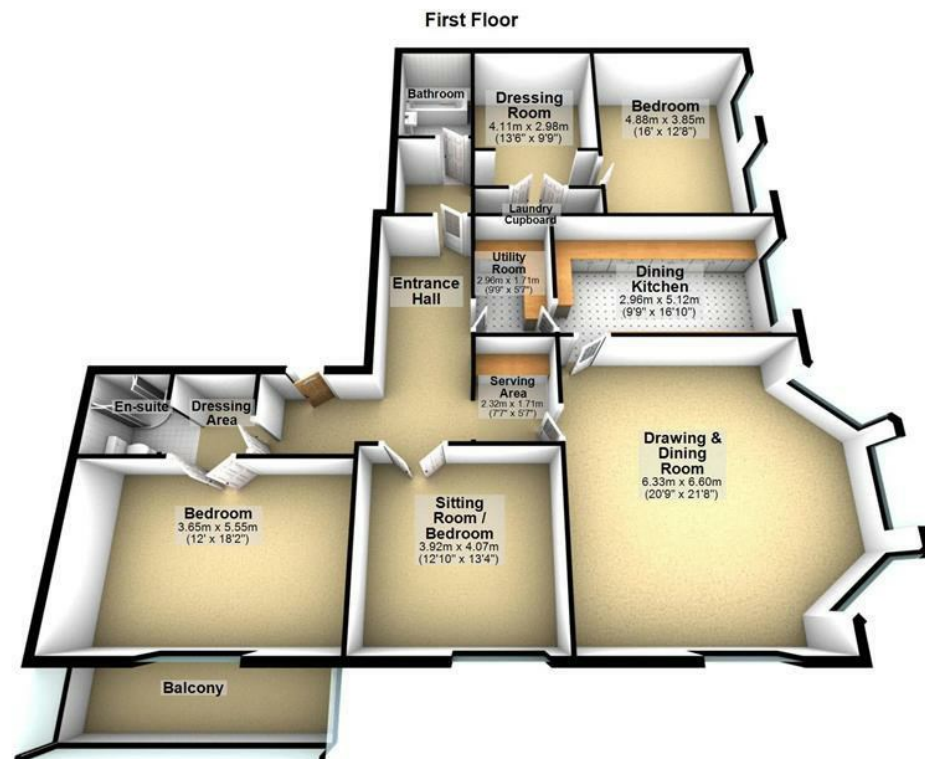


Internally the property briefly comprises of: Entrance hallway, Formal drawing & dining room, Dining kitchen with a separate utility room, Sitting room which was previously utilised as a third bedroom. Master bedroom with en suite and dressing room, Second bedroom with en suite, dressing area and balcony.

The loft space has potential with the necessary planning conditions, to be converted into further living accommodation and has access onto the roof which was previously used as a terrace. This exclusive residence stands in approximately 11 Acre grounds, made up of manicured formal gardens, a croquet lawn, Japanese garden and woodlands. Alderley Edge, Wilmslow and Prestbury centres are within a 10 minute commute to this highly private and idyllic location, offering a range of boutique shops, restaurants, rail links and popular schools. The motorway and Manchester Airport are also easily accessed.

Viewings come highly recommended.







Birtles Lane  
Macclesfield  
SK10 4RU

Asking Price: £1,100,000  
Tenure: Leasehold  
Local Authority: E  
EPC Rating:



IMPORTANT NOTICE: Maison Haus Limited, their solicitors and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Maison Haus Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Mill Lane, Alderley Edge, Cheshire SK9 7TY  
[moving@maison.haus](mailto:moving@maison.haus)

01625 919 079