



Penley Cottage, Chelford Road, Alderley Edge, SK9 7TL

Price Guide £725,000

- Stunning Opportunity
- Highly Sought After Location
- Permitted Development More Than Doubling the Accommodation Size
- Vacant Possession - No Onward Chain
- Large Plot With Exhilarating Views To Rear

Chelford Road, Alderley Edge SK9 7TL

Unexpectedly back on the market and in a highly sought after location, Joules relaunch this impressive detached residence, situated on a substantial plot, on one of Alderley Edge's most desirable roads. A must view, with plenty of potential to offer!



Council Tax Band: G



STUNNING OPPORTUNITY

In the mid 1930's the grandparents to the present owners acquired this superb plot of land with wonderful views over farmland and beyond. They then designed and built this archetypal three bedroom detached home and successive generations would enjoy the privilege that their forebears bestowed upon them.

A time has come when it will move into the lives of others outside the family. In the process serious thought was given to the future and so a noted planning consultant and architect were brought in to explore the potential of permitted development. The outcome is a stunning opportunity with the relatively modest space of 1200 square feet increasing with the concept to nearer 2600 square feet.

The design allows for a loft conversion to create a second floor and to increase to six bedrooms with two ensuite shower rooms. The extension to the ground floor creates a breath-taking living kitchen that takes advantage of those stunning views, and three further additions provide a living room, home office/playroom and spacious utility/laundry room. This only exists in CAD format presently but with the approval granted the owners wish to allow a future buyer the opportunity to realise the scheme. There is further opportunity on offer, quite simply, our clients are aware that many people will consider applying for full planning permission for a new luxury home, with different design and detail since there are many local schemes that support such an endeavour. Ultimately, that possibility is underscored by the unique location.

Within the surrounding village of Great Warford, an integral part of Alderley Edge, Chelford Road offers some of the regions most stunning properties. Alderley Edge is known for its affluence falling within Cheshire's Golden Triangle and is one of the most sought-after places to live in the UK outside of London. The Edge has a selection of cafes, bars, restaurants, and designer shops, as well as a train station to Manchester along with ease of access to the A34 bypass which in turn connects to the motorway and international airport.

The property is offered with vacant possession as an additional attraction that means no ongoing chain. Offers will need to be submitted in writing along with proof of finance, supported with details of any connected transactions.

PLEASE NOTE - The CGI images are for marketing purposes only.

Entrance

Open porch, timber entrance door

Entrance Hall

Doors to lounge and dining room, turned stairs to first floor, central heating radiator

Lounge

17'9" x 13'9" max

Maximum measurements.

Dual aspect room, double glazed window to the front elevation, double glazed French doors opening onto the rear garden, open fireplace with tiled hearth and back, timber surround. Two central heating radiators.

Dining Room

14'9" x 11'3"

Plus bay window.

Double glazed bay window overlooking the rear garden with far reaching views beyond. central heating radiator, exposed brick fireplace with stove, flagged hearth and timber mantle. open to kitchen

Kitchen

15'0" x 9'8"

Maximum measurements.

Range of kitchen units comprising: Bowl and a half stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Built in electric oven and hob, plumbed for an automatic washing machine, under unit recess for a fridge and a freezer. Two double glazed windows to the side elevation, timber door giving access to the side elevation. Exposed brick wall, porthole window to front elevation. door to lower ground floor boiler room/wc

Lower Ground Floor

7'0" x 6'3"

Maximum measurements with central partial wall divide.

Steps down from kitchen to area with floor standing Worcester boiler; Low level WC. Shelving

First Floor

Stairs and Landing

12'8" x 11'3"

Turned staircase to first floor, open balustrade to stairwell, large double glazed window with obscure glass, loft hatch, doors to all first floor rooms, central heating radiator

Half Landing Storage

5'8" x 4'5"

Accessed from half landing by small doorway. Low height area, window to side elevation.

Bedroom One

14'9" x 11'3"

Double bedroom, double glazed window overlooking the rear garden with far reaching viewings, further double glazed window to the side elevation. Range of fitted furniture. Built in wash hand basin, central heating radiator.

Bedroom Two

13'9" x 10'6"

Double glazed window overlooking the rear garden with far reaching views, central heating radiator

Bedroom Three

10'2" x 7'0"

Double glazed window to the front elevation, central heating radiator

Bathroom

9'2" x 6'6"

Maximum measurements.

Bath with tiled side panel, shower tray with Triton shower over, pedestal wash hand basin. Partly tiled walls, heated towel radiator and central heating radiator, double glazed window with obscure glass to the side elevation. Door to Airing cupboard with shelving and housing cylinder

Separate WC

4'9" x 3'0"

High level WC, double glazed window with obscure glass to the front elevation, central heating radiator

Garage

Detached garage

Gardens

Driveway providing ample off road parking leading to the detached garage. Extensive predominantly lawned gardens with mature planting with an abundance of plants, flowers and shrubs.





PROPOSED FRONT ELEVATION

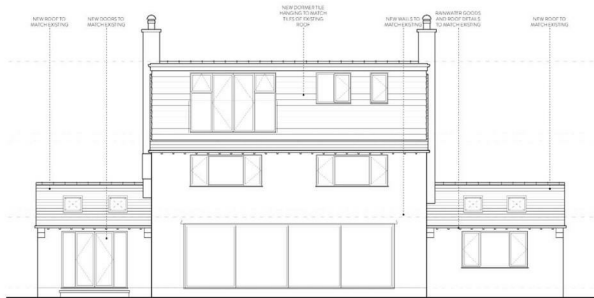
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PROPOSED LEFT SIDE ELEVATION

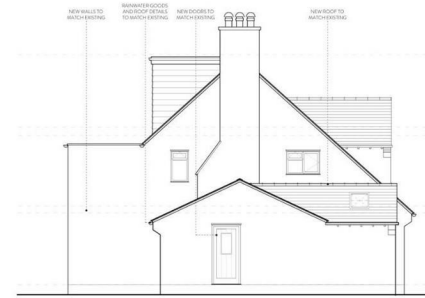


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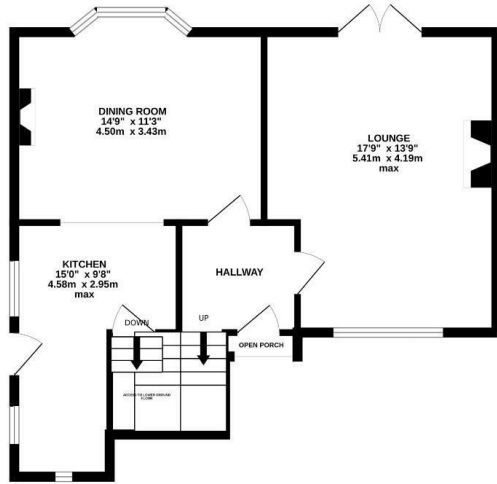
PROPOSED REAR ELEVATION

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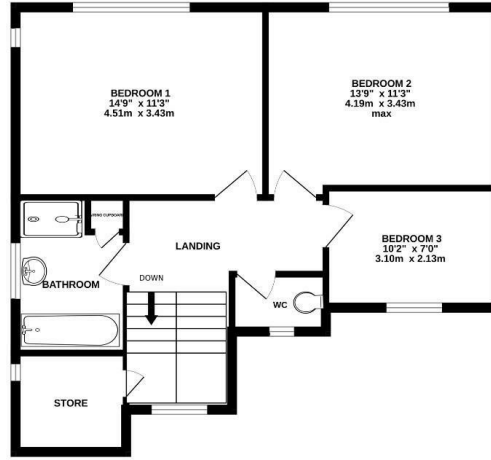


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GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

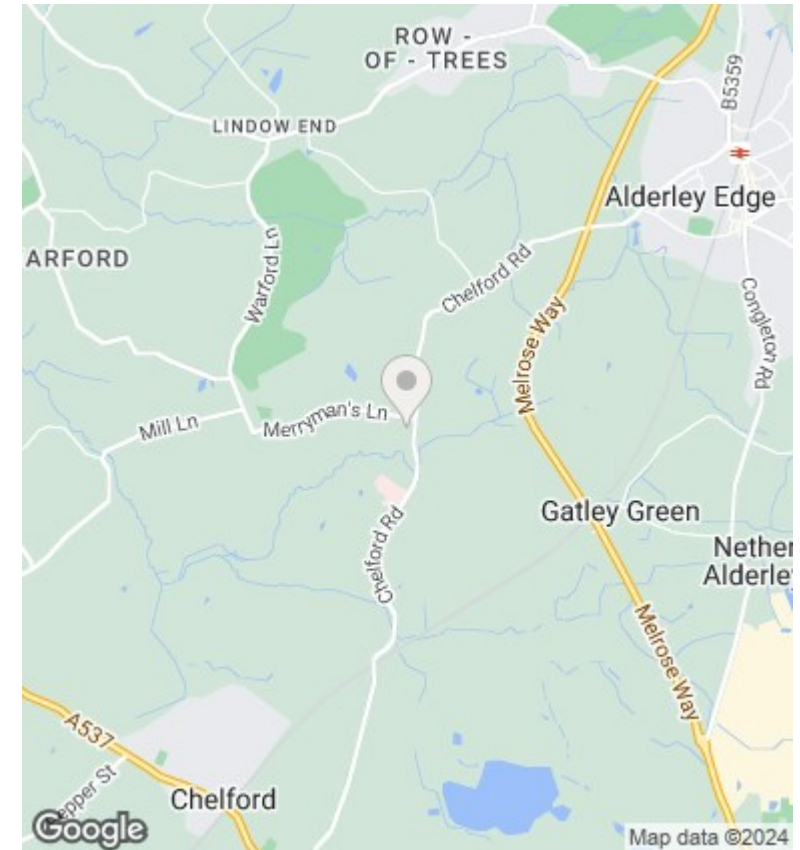


1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1190 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	