

Tannery Cottage

Alderley Edge



Andrew J Nowell
& Company



Tannery Cottage, Chelford Road, Alderley Edge, SK9 7TQ

A charming detached period cottage tastefully extended and refurbished, enjoying wonderful open views with secluded gardens and detached outbuilding incorporating garaging.

- Detached Cottage
- Open Views
- Four Bedrooms
- Garage and Outbuilding

Tannery Cottage is a period detached cottage which has been carefully and tastefully extended and refurbished with great care being taken to retain the original charm and character.

Features of note on the ground floor include the through lounge with feature fireplace. The U shaped living, dining kitchen with quality traditional units, Iroko wooden work surfaces and integrated appliances. In addition there is an Orangery/ conservatory, rear hall, cloakroom with WC and utility room.

To the first floor the main suite with Juliet balcony, dressing room and en-suite bathroom. Three further well-proportioned bedrooms and the family bathroom. The sanitary ware is a delightful mix of quality contemporary and traditional fittings, with free standing ball and claw bath.





Externally the property is approached by a driveway providing ample parking for several vehicles. There is a large outbuilding which provides garaging and external storage.

The garden and grounds surround the property and there is a newly installed stone flagged patio and good-sized lawn with mature trees and hedged borders.

The property benefits from Oil central heating and a new water treatment tank has been installed to comply with the latest regulations.

Tannery Cottage occupies a highly desirable and sought after semi-rural location within a few minutes' drive from the village centre. Alderley village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Postcode – SK9 7TQ

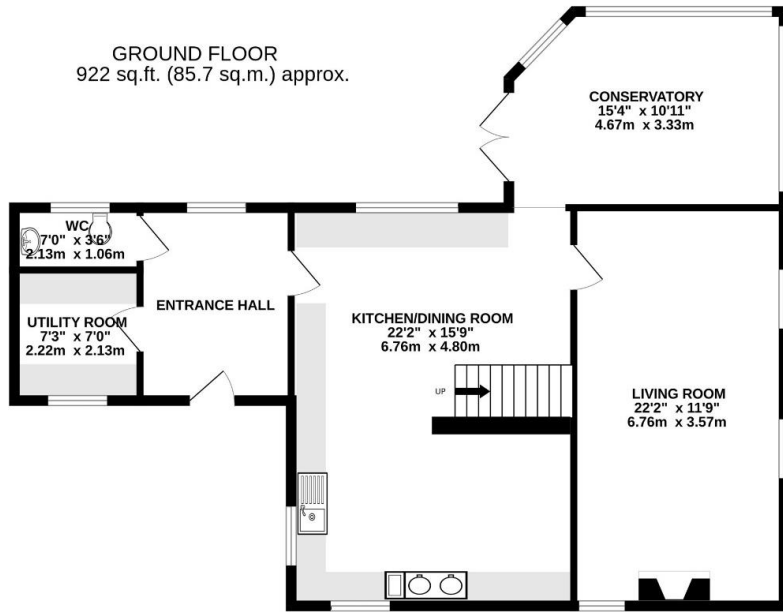
What 3 Words – [///attitudes.curl.final](http://attitudes.curl.final)

Council Tax Band – E - £2,499.82 p.a

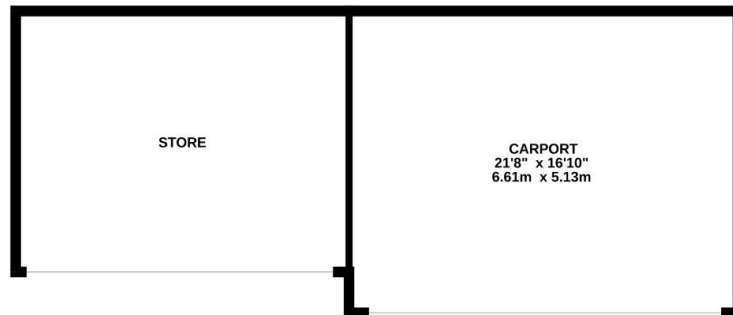
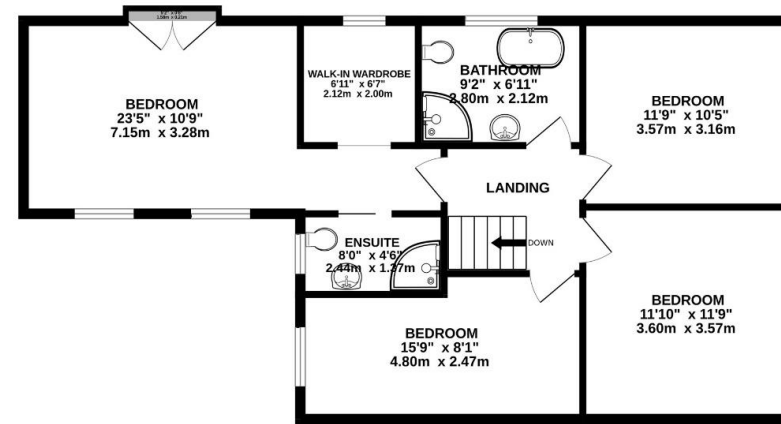
EPC Rating – E

Tenure – Freehold

GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



GARAGE/OUTBUILDING
635 sq.ft. (59.0 sq.m.) approx.

TOTAL FLOOR AREA : 2333 sq.ft. (216.7 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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