

Swan Bank

Alderley Edge



Andrew J Nowell
& Company



Swan Bank, Chelford Road, Alderley Edge, SK9 7TL

A charming detached farmhouse situated in an idyllic semi-rural position with generous gardens on the outskirts of Alderley Edge Village.

- Self Contained Annex
- Gated driveway
- Character Features
- Open views to the front

Swan Bank is a charming period farmhouse which dates back to 1777. The detached farmhouse has been extended over the years and offers spacious and well-balanced accommodation with a wealth of original and period features throughout.

Features of particular note on the ground floor are the breakfast kitchen with Neptune shaker style units, Quartz worksurfaces and integrated appliances including a boiling water tap and the large living room with exposed beams and large open fireplace.

In addition on the ground floor is the entrance hall with stone flagged flooring, snug, large sitting room with vaulted ceiling and bi-folding doors onto the garden, snug with original fireplace, utility room and cloakroom WC. There is a cellar on the lower ground floor which is used for storage space.

To the first floor there is an extension which holds the principal bedroom suite with large en-suite shower room and French doors opening onto an outside terrace.







In addition there are three further double bedrooms and the family bathroom with separate bath and shower. Both bathrooms have contemporary fittings and bespoke tiling.

There is a self-contained single storey annex which comprises of a large open living kitchen, sitting room, bedroom, shower room and entrance hall which is ideal for guests or could be utilised as a rental property.

Externally the property is approached via a set of wrought iron gates which leads to the large gravel driveway offering ample off road parking.

The garden and grounds which extend to the rear enjoy a westerly aspect. There is a large stone flagged patio and decked area along with an oak frame gazebo with light and power. There is a detached outbuilding which is currently used as a workshop/storeroom. The garden mainly consist of lawned areas which enjoy a great degree of privacy and border onto the adjacent brook. There are delightful mature trees and shrubs and superb open views to the front across the adjoining fields.

Swan Bank is situated in an idyllic semi-rural position on the outskirts of Alderley Edge village which offers everything for day to day needs along with the train station with links to Manchester and London.

Property Information

What 3 Words - [///taken.saturate.bricks](https://taken.saturate.bricks)

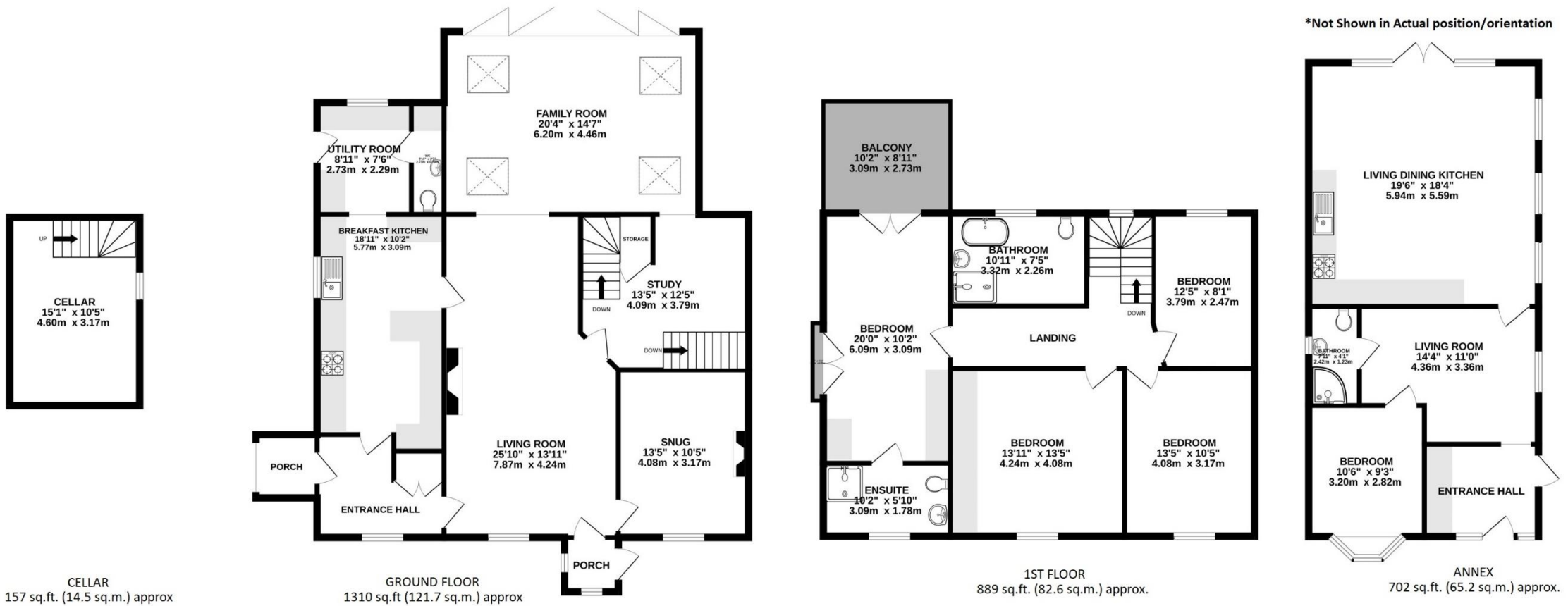
Council Tax - G

EPC Rating - D

Tenure - Freehold

Services - Mains Gas, electric and drainage.
The annex is serviced by a septic tank





TOTAL FLOOR AREA : 3058 sq.ft. (284.1 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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