

# Poolstead Court

Over Alderley



Andrew J Nowell  
& Company



## Poolstead Court, Birtles Lane, Over Alderley, Cheshire, SK10 4RU

A magnificent apartment within the stunning Birtles Hall, located in a highly sought after semi-rural location.

- Georgian Manor House
- Grade II Listed
- Two Bedroom Apartment
- Set in Approx 11 Acres

Poolstead Court is a magnificent two-bedroom first floor apartment within Birtles Hall which is an impressive Grade II listed stately home. Set within 11 acres of parkland comprising of woodland, Japanese garden and manicured lawns.

Poolstead Court is accessed via the grand main entrance hall with central atrium.

On entering the apartment there is a foyer with door to a large dining hall with double doors out to the private patio terrace, large lounge with windows overlooking to gardens, fully fitted kitchen with integrated appliances, two double bedrooms, one with en-suite shower room and family bathroom with freestanding roll top bath.

Outside are impressive well-tended grounds set within the sweeping Cheshire Countryside.

The apartment benefits from a detached garage and carport. There is also a large attic space above the apartment which could be converted for additional storage.





This magnificent Grade II listed hall is accessed via a sweeping driveway through the grounds. Many original features have been retained to include Georgian sash windows and window seats.

Located in a semi-rural location yet within easy reach of Alderley Edge, Prestbury and Wilmslow offering a range of café bars, stylish boutique shops, Waitrose supermarket and excellent schools.

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 and local and commuter rail links to Manchester and London.

The property is offered with no onward chain.

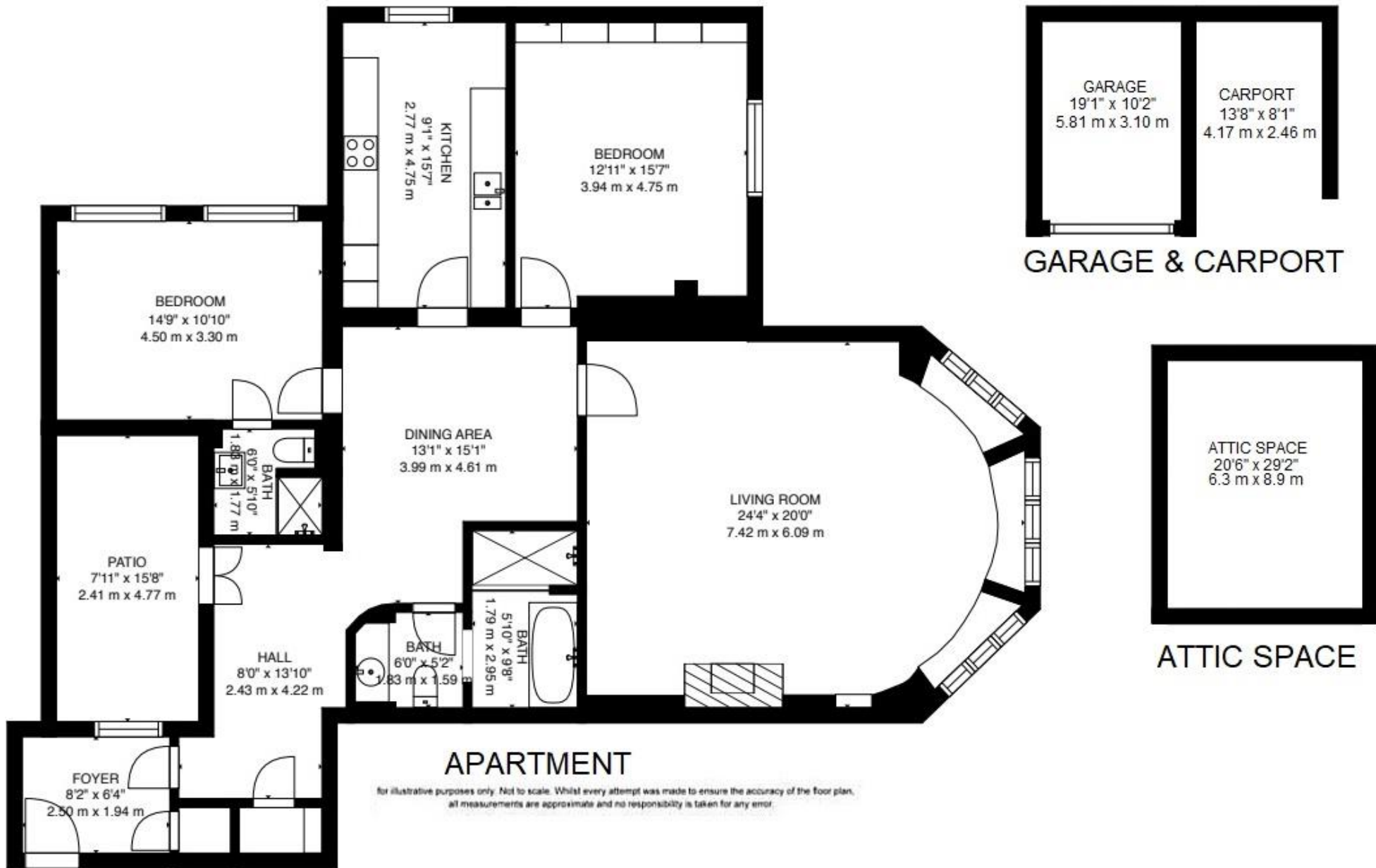
Postcode – SK10 4RU

What 3 Words – satellite.same.taller

Council Tax Band – G

EPC Rating – TBC

Tenure – Leasehold



8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

**Andrew J Nowell  
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.