



Mumford Cottage

Alderley Edge

Andrew J Nowell
& Company



Mumford Cottage, Mottram Road, Alderley Edge, SK9 7JF

A charming black and white period cottage set in extensive mature formal gardens and adjoining Paddock with wonderful views towards the edge.

- Period Cottage
- Village Location
- Charm and Character
- Five Bedrooms

Mumford Cottage is a rare opportunity to acquire a period detached property of this nature in Alderley Edge village. The current owners have tastefully and sympathetically extended and remodelled the property with great care being taken to retain the original charm and character.

Features of particular note on the ground floor include the impressive drawing room with exposed beams and stone detailing with open fire place with cast iron multi fuelled stove and study off. The formal dining room has a wealth of beams and bespoke living dining kitchen, solid traditional style units with deep granite work surfaces and integrated appliances.

The extension has an impressive family room / reception room with cast iron multi fuel stove with staircase leading to two bedrooms and a bathroom. This could provide a self-contained suite if required.

To the first floor the main section of the house has three generous bedrooms and a bathroom.

Bedrooms four and five are accessed off the family room with interconnecting shower room. The sanitary ware is of a traditional style with bespoke tiling. The property benefits from an oil heating system.







Externally Mumford Cottage is approached via a York stone flagged driveway which provides excellent parking facilities. The formal gardens surround the property with sweeping lawns, mature trees, shrubs and stone flagged paths and patios. There are two Victorian outside lights and the property enjoys wonderful views to the front towards The Edge.

The residue of the land is laid out to an adjoining paddock the total land size is approximately 0.92 acres or thereabouts.

The village which is with easy reach offers a good range of shopping and 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.

Important Information

What 3 Words – [///keys.edges.kick](http://keys.edges.kick)

Council Tax – G

EPC Rating – F

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank

Parking: Driveway

Flood Risk*: Very low risk of flooding

Broadband**: Superfast Broadband available at the property.

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Vodafone). Limited indoor coverage indoors with EE, Three & Vodafone

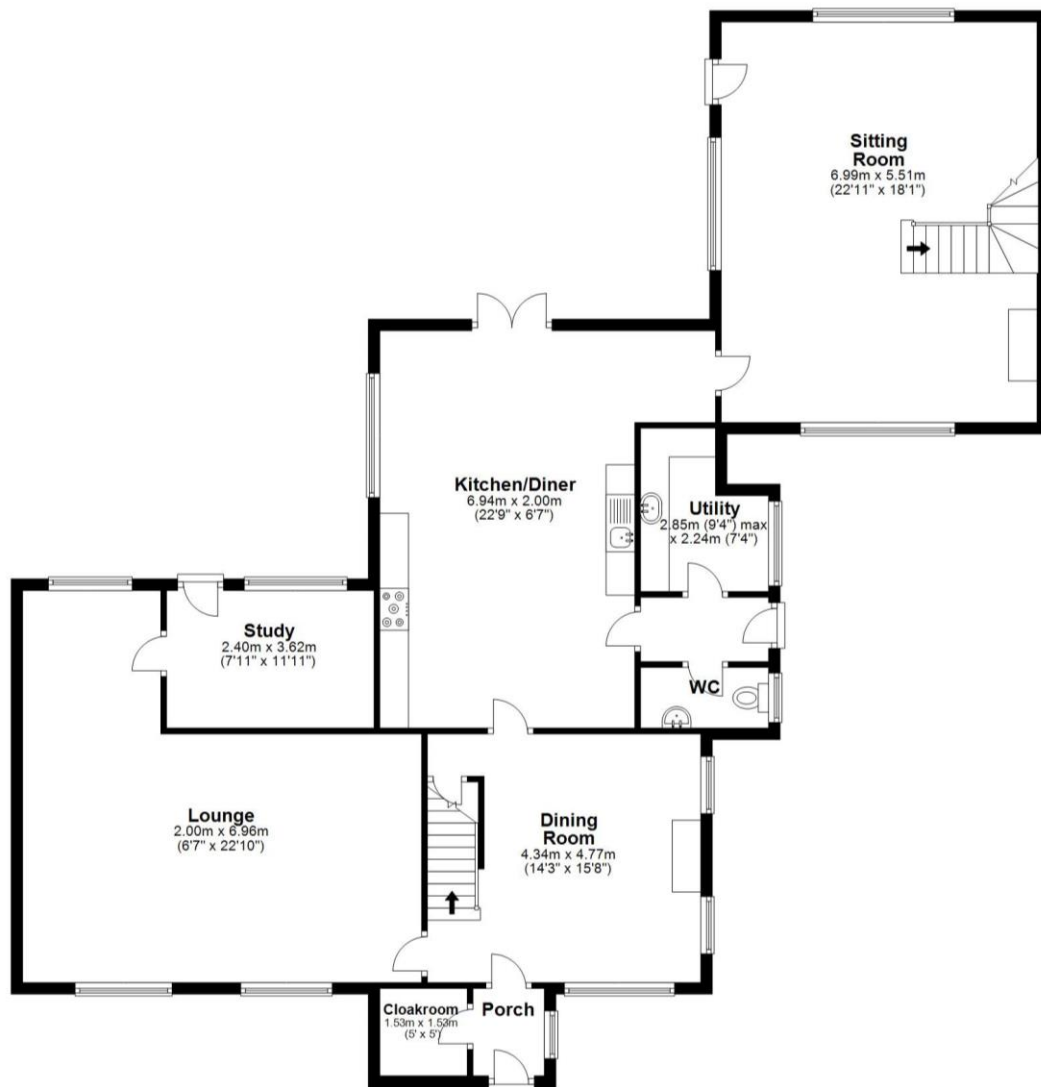
* Information provided by GOV.UK

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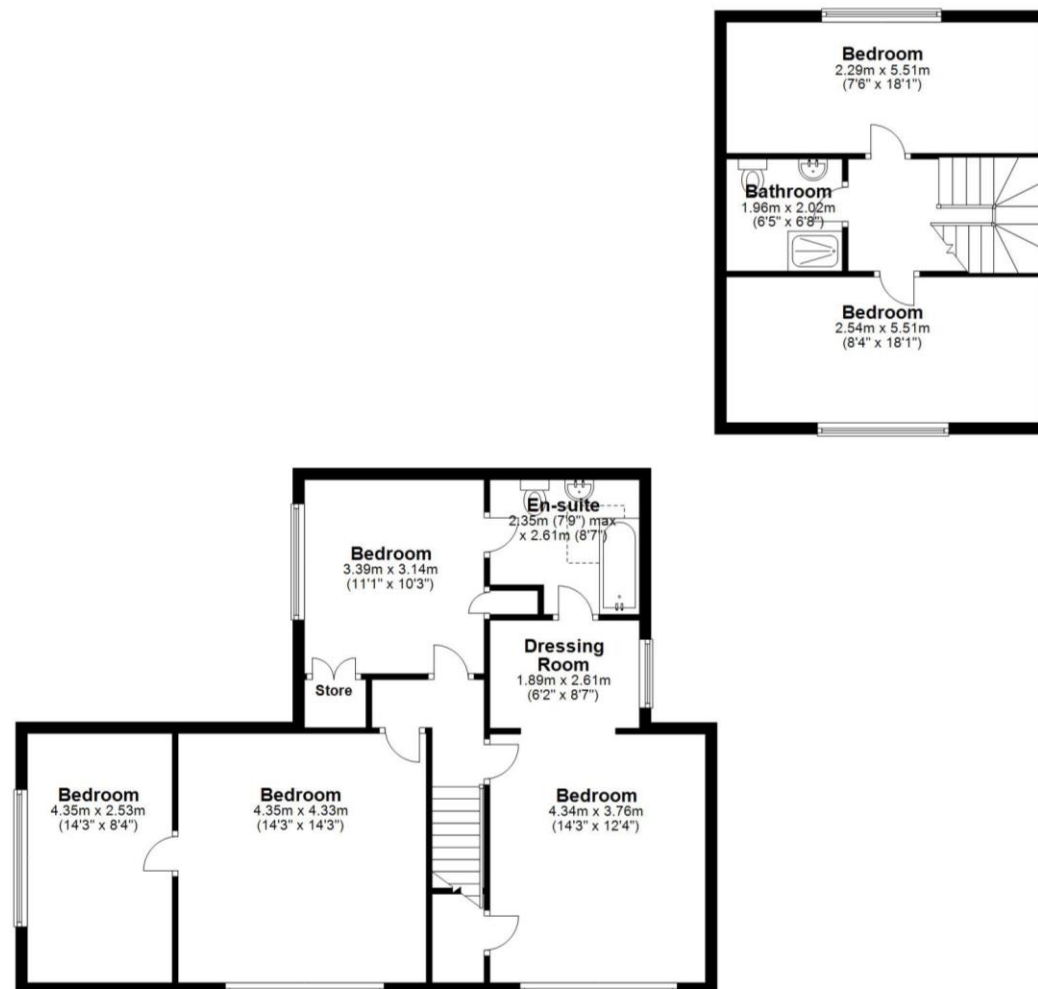
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Ground Floor



First Floor



For Illustrative Purposes Only. Not to scale.
Plan produced using PlanUp.

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