



Brynlow Farm  
Nether Alderley

Andrew J Nowell  
& Company





## Brynlow Farm, Artisits Lane, Nether Alderley, SK10 4UA

A charming farm situated within its substantial grounds of approximately 38 acres. With separate detached Barn, Stables and Menage.

- Stables & Menage
- Outbuildings
- Idyllic Location
- 38 Acres

Brynlow Farm is a charming farmhouse situated in an idyllic semi-rural position on the outskirts of Alderley Edge Village.

The Farmhouse offers spacious and versatile four bedroom accommodation with great potential for an incoming purchaser to modernise and reconfigure.

The layout comprises, entrance hall, breakfast kitchen, dining room, drawing room, sitting room, four bedrooms & two bathrooms.

There is a separate detached barn with storage rooms and stabling on the ground floor, the top floor has been converted to living accommodation and is currently utilised as an office and entertainment room.

There are various outbuildings including a newer stable block with 5 stables and tack room, a garage, two carports and storage sheds.

The gardens and grounds extend to approximately 38 acres and include the formal gardens, paddocks and menage.







Brynlow Farm is situated in a secluded semi-rural position on Artists Lane on the outskirts of Alderley Edge Village. Enjoying a wonderful rural outlook across the surrounding countryside and the Cheshire Plain beyond. The area of Nether Alderley has the highly regarded Primary School and historic Church.

Alderley Edge village is within a few minutes' drive offering a good range of shopping, including Waitrose supermarket, boutiques and fine restaurants. The area has excellent schooling and The Edge is a well-known beauty spot with delightful walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

The property is offered for sale with no onward chain.

### Important Information

What 3 Words – [///contain.array.games](#)

Council Tax – H

EPC Rating – E

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric, Oil Heating, Drainage via Septic Tank.

There is a current tenancy in place until the end of January 2025. Further details available upon request.

Flood Risk\*:

Broadband\*\*:

Standard Broadband Available at the property  
Mobile Coverage\*\*:

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

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their



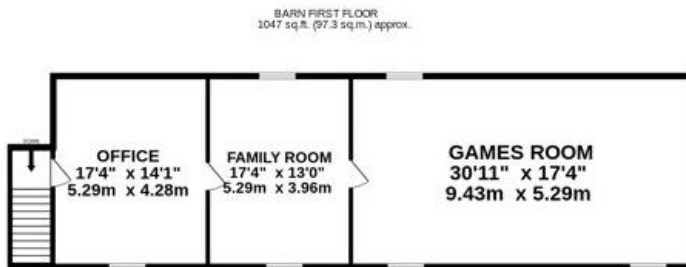
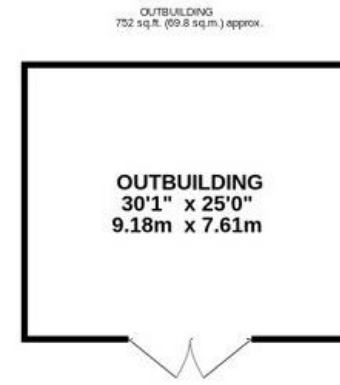
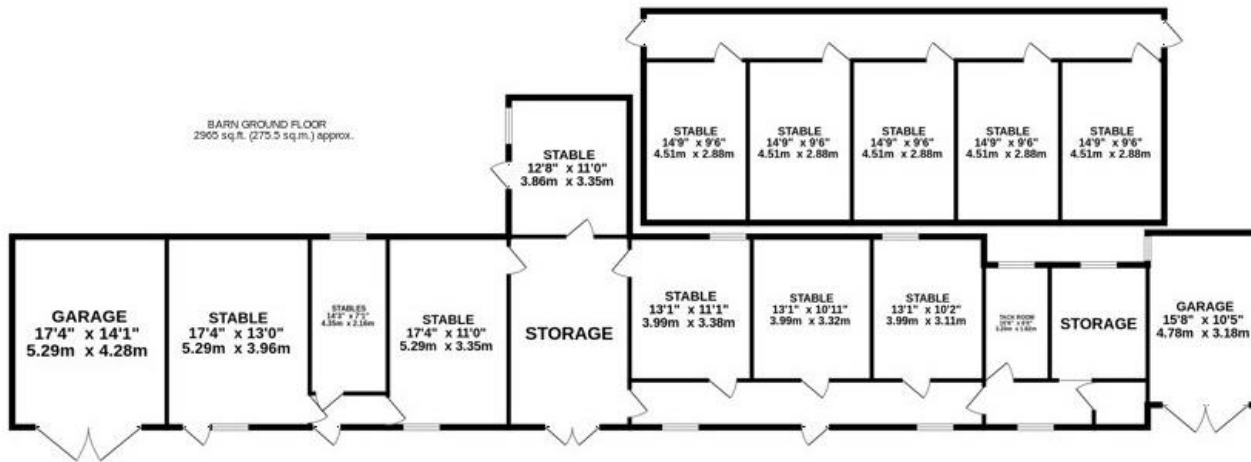
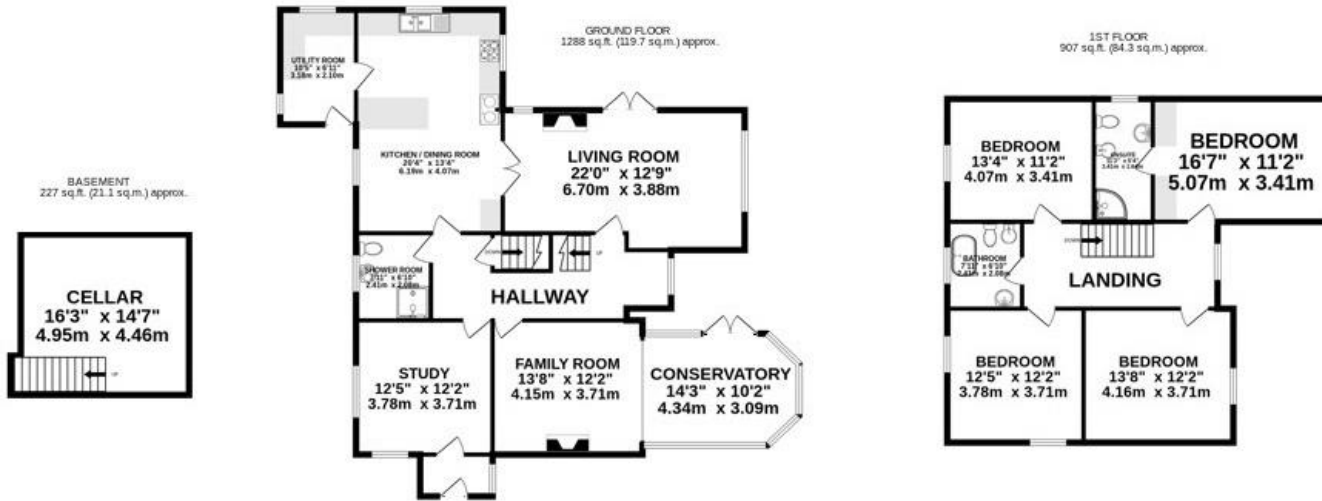
# Brynlow Farm, Artists Lane

House: 2,422 sq.ft

Barn & Stables: 4,012 sq.ft

Outbuilding: 752 sq.ft

Total Floor Area: 7,187 sq.ft 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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