



The Coves
Alderley Edge

Andrew J Nowell
& Company



The Coves, Carr Lane, Alderley Edge, SK9 7SL

An attractive three bedroom detached home with generous gardens and grounds extending to just under half an acre.

- Characterful Property
- Idyllic Location
- Open Views
- Driveway and Garages

The Coves is a beautiful detached family home which exudes charm and character throughout is situated in an idyllic location within easy reach of Alderley Edge and Wilmslow. With rendered elevations and cheshire brick detailing the characterful features continue internally with wooden floors, exposed beams and stone fireplaces.

The property has been updated throughout by the current owners and offers versatile accommodation. On the ground floor a feature of particular note is the dining kitchen with shaker style units, granite worksurfaces and AGA. In addition is the living room with central fireplace with log burning stove, family room, conservatory modern downstairs cloakroom, large utility/boot room and storeroom.

To the first floor are three bedrooms and the family bathroom, the bathroom has a four piece suite with contemporary sanitary ware and bespoke tiling.







Externally the property is approached via a stone flagged driveway providing ample parking and leading to the detached double garage. The gardens and grounds extend to just under half an acre and are mainly laid to lawn with charming mature borders and beds, with stone flagged patios and paths. The property stands in an elevated position within its grounds and enjoys superb open views across the adjoining countryside. There are two detached garages which offer ample storage space.

Situated within easy reach of both Alderley Edge and Wilmslow The Coves blends the joys of rural living with the convenience of the nearby towns and villages.

Important Information

What 3 Words - [///staple.risk.sleepers](http://staple.risk.sleepers)

Council Tax - G

EPC Rating - D

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available at the property.

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

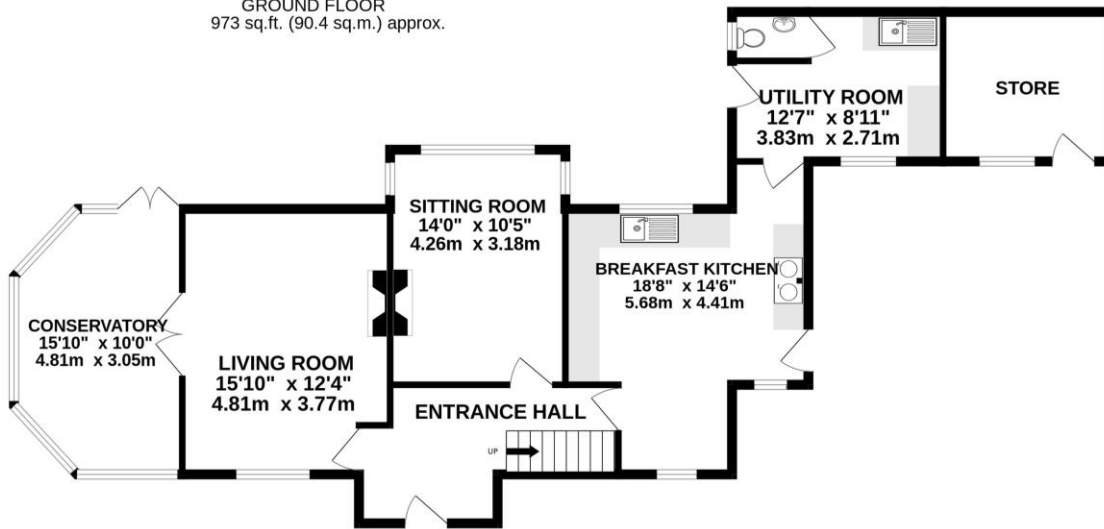
* Information provided by GOV.UK

**Information provided by Ofcom checker.

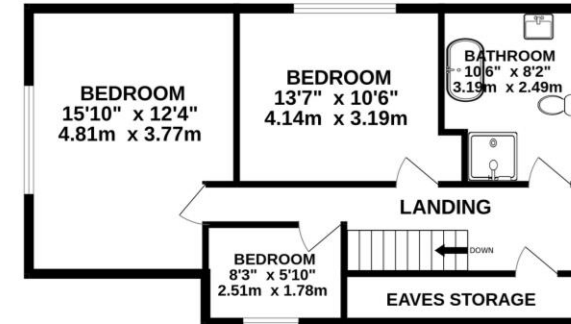
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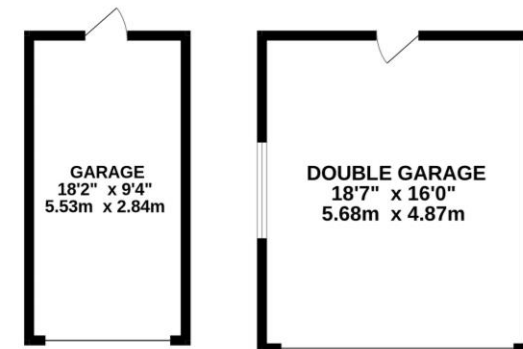
GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



GARAGES
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 2021 sq.ft. (187.7 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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