

Smithy Cottage

Over Alderley



Andrew J Nowell
& Company



Smithy Cottage, Birtles Lane, Over Alderley, SK10 4RX

A characterful detached period cottage with idyllic gardens and ground extending to approximately 1.2 acres.

- Garage & Outbuildings
- Idyllic Gardens
- 3,194 sq ft
- Period Features

Smithy Cottage is a charming period home constructed approximately 250 years ago. This former Smithy was converted to residential accommodation and boasts a wealth of charm and original features including exposed beams and trusses, fireplaces and stone flagged roof.

The property has been immaculately maintained by the current owners and offers well-balanced accommodation throughout.

On the ground floor a feature of particular note is the stunning drawing room with vaulted ceiling and exposed brick fireplace. There is a spacious entrance hall with parquet flooring and cloakroom WC off, dining room and open living kitchen both with exposed beams. The Kitchen has shaker style units, granite worksurfaces and integrated appliances including central AGA, separate induction hob and wine fridge. Off the kitchen is a large utility room and boot room.

To the first floor are three bedrooms, two spacious doubles and a single along with three bathrooms (two en-suite). All the bathrooms have contemporary fittings and bespoke tiling.







Externally the property is approached via a set of wrought iron electric gates opening onto a large driveway offering ample parking and leading to the detached garage. The generous gardens and ground extend to approximately 1.2 acres and consist of large manicured lawns, mature trees, lily pond and stone flagged patios.

In addition to the garage are a tractor store and workshop. There is a certificate of proposed lawful use of a single storey outbuilding. (Planning Reference: 23/4416M).

Smithy Cottage is situated in an idyllic semi-rural position in Over Alderley with the centres of Alderley Edge, Wilmslow and Macclesfield within easy reach.

Important Information

Council Tax – H

EPC Rating – F

Tenure – Freehold

Heating: Oil Fired Central Heating (underfloor and radiators)

Services: Mains Electric & Water, Drainage via septic tank (its likely the tank does not meet the regulations)

Parking: Driveway & Garage

What 3 Words – [///dean.galloping.give](http://dean.galloping.give)

Flood Risk*: High Risk of surface water flooding, very low risk of other types 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.

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



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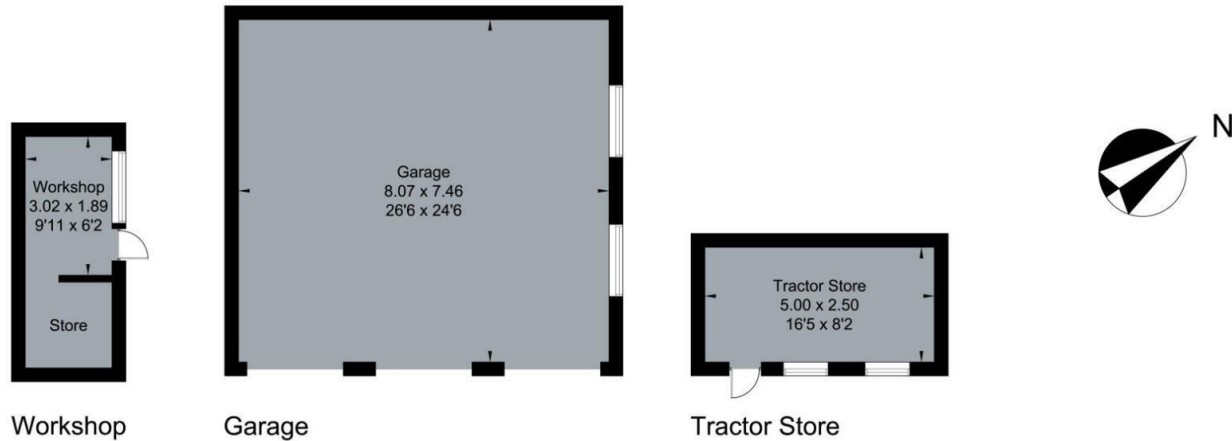
Gross Internal Area (approx) 214.53 sq m / 2309.18 sq ft

Garage 60.20 sq m / 647.98 sq ft

Workshop 9.52 sq m / 102.47 sq ft.

Tractor Store 12.50 sq m / 134.54 sq ft.

Total 296.75 sq m / 3194.19 sq ft



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