

The Carriage House

Nether Alderley



Andrew J Nowell
& Company



The Carriage House, Birtles Lane, Nether Alderley, SK10 4RU

A charming family residence forming part of the original Birtles Hall Estate.

- Four Bedrooms
- Period Property
- No Onward Chain
- Detached Double Garage

The Carriage House is a characterful Grade II Listed family residence which forms part of the Historic Birtles Hall Estate which dates back to circa 1790 when Birtles Hall was constructed for the Hibbert Family.

The Carriage House enjoys its own private driveway, gardens and grounds and is constructed with charming Cheshire Brick and wooden sash windows.

There is an impressive reception hall with wooden panelled staircase which leads to the study and the breakfast kitchen. The kitchen has traditional units, with large central AGA and integrated appliances.

From the kitchen is a utility room, cloakroom WC and the large drawing room. The drawing room has a central feature fireplace and bay window.

To the first floor there are four well-proportioned bedrooms and two bathrooms. The principal bedroom has a full run of fitted wardrobes and an en-suite bathroom with separate shower.

Externally the property is approached via a long driveway off Birtles lane which sweeps through the neighbouring countryside and leads to the private gravel driveway which provides access to the detached garage and offers ample off road parking. There is a large detached double garage with a room above which could be converted to additional accommodation.





The gardens extend to the front of the property and consist of lawned areas with mature trees and shrubs which enjoy a secluded position.

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 for sale with no onward chain.

Important Information

Council Tax – E

EPC Rating – Exempt as Grade II Listed

Tenure – Freehold

Heating: Oil Fired Central Heating

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

Parking: Driveway & Garage

What 3 Words – [squad.expansion.rescuer](https://squad.expansion.rescuer.com)

Flood Risk*: Very Low Risk of Flooding

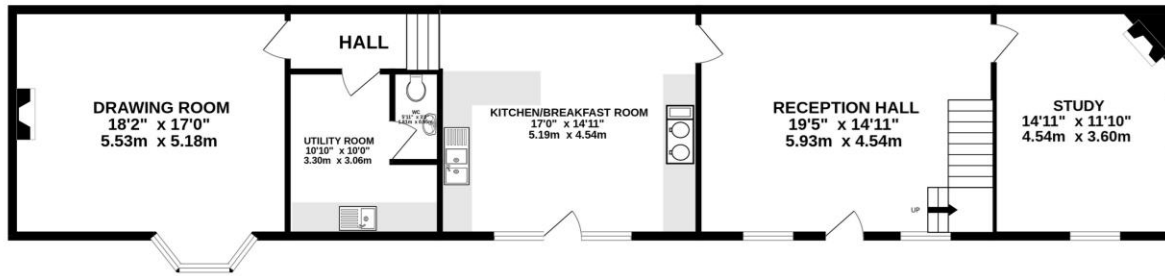
Broadband**: Ultrafast Broadband available at the property.

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

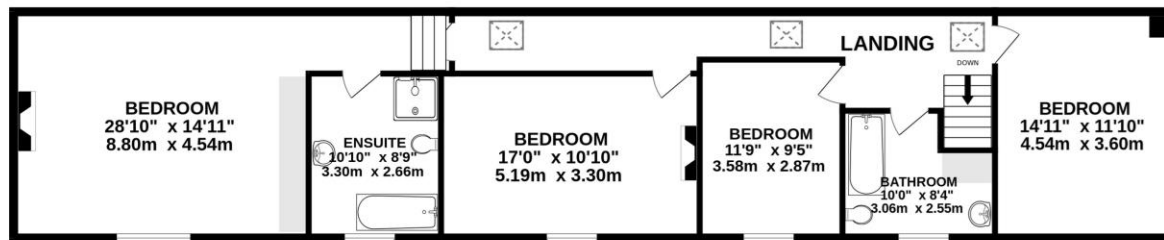
* Information provided by GOV.UK

**Information provided by Ofcom checker.

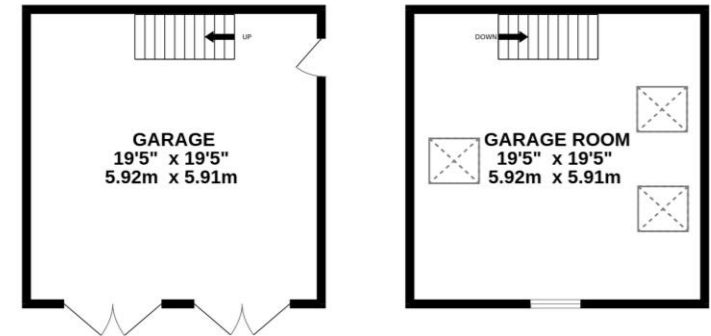
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



GROUND FLOOR
1138 sq.ft. (105.8 sq.m.) approx.



1ST FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



GARAGE
753 sq.ft. (70.0 sq.m.) approx.

TOTAL FLOOR AREA : 3021 sq.ft. (280.6 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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