



# Beech Cottage

Over Alderley

Andrew J Nowell  
& Company





## Beech Cottage, Birtles Lane, Over Alderley Edge, SK10 4RU

A delightful Grade II listed two-bedroom, two bathroom (one en-suite) cottage which forms part of the exclusive enclave of secluded homes situated within the Birtles Hall Estate.

- Charm and Character
- Idyllic location
- 13 Acres of Communal Grounds
- No onward chain

This hidden gem is approached across a delightful courtyard garden with York stone paving and a central water feature, the immaculately presented accommodation is entered through a glazed front door into an entrance hall. Off the hall is the dining kitchen with exposed timber beams and is fitted with contemporary high gloss units, a comprehensive range of appliances and oak flooring which flows throughout the rest of the ground floor accommodation.

A rear hall off the kitchen allows access onto the gardens whilst leading to the cloakroom with w.c. and a characterful living room. Flooded by natural light from the large sash window which overlooks the rear gardens, the living room features exposed beams, bespoke fitted storage to the chimney breast alcove and a multi-fuel burning stove provides an attractive focal point. To the first floor the landing leads to a modern main bathroom with roll top bath and separate shower enclosure and two bedrooms both with fitted wardrobes.

The main bedroom enjoys elevated views over the rear gardens and woodland beyond whilst benefitting from a contemporary styled en-suite shower room. To the lower ground floor there is a utility room (with modern fitted units, sink and space and plumbing for a washing machine) with door out to the rear gardens and a study/office (with modern fitted office furniture). There is boarded loft storage with pull down ladder.







To the rear there is a stunning large private garden with established well stocked borders. A York stone patio area provides the ideal space for outdoor entertaining and al fresco dining. There is a timber garden room.

There is allocated off road parking, use of a visitor parking area and a single garage with electric up and over door. A particular feature of this property are the idyllic surroundings of the Birtles Hall Estate amounting to 13 acres made up of woodland, parkland, formal gardens and a croquet lawn with pavilion.

Situated within easy reach of Alderley Edge and Wilmslow which offer a great range of shopping and restaurants, train links to Manchester and London and access to the motorway network and Manchester Airport.



## Important Information

Council Tax – F

EPC Rating – Grade II Listed

Tenure – Leasehold – Share of Freehold  
Estate Charge – Approx £178 pm

Heating: LPG Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank

Parking: Allocated Parking & Garage

What 3 Words – [///shares.freshest.glider](https://www.what3words.com/share/freshest.glider)

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.



# Beech Cottage, Birtles Hall, Birtles Lane, Macclesfield, SK10 4RU


Gross Internal Area (approx) = 108.9 sq m / 1172 sq ft (Including Void)

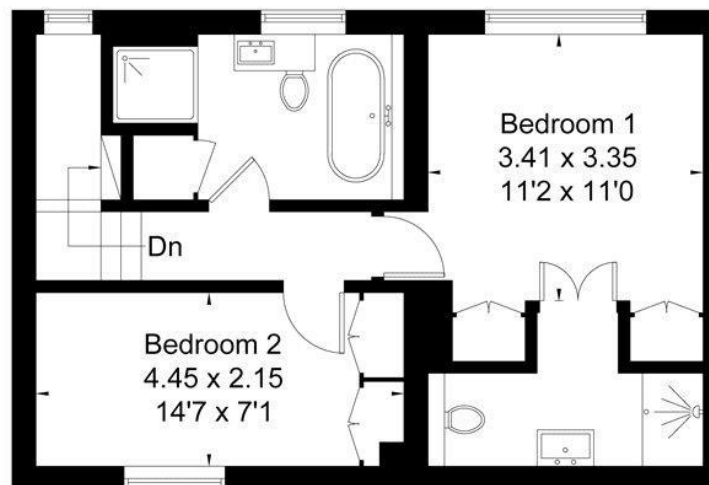
Garage = 16.5 sq m / 178 sq ft

Total = 125.4 sq m / 1350 sq ft

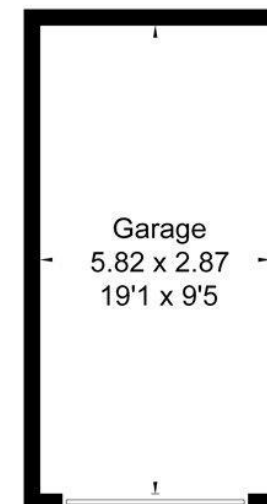
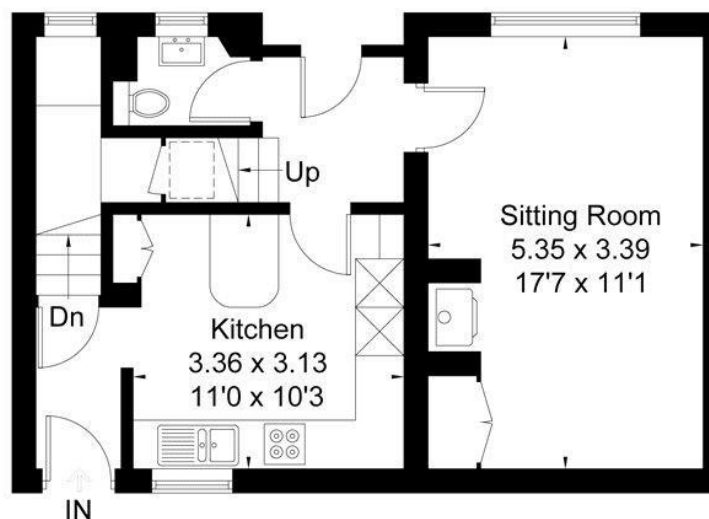
For identification only. Not to scale.

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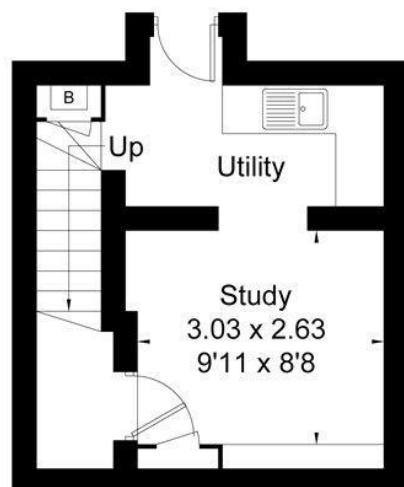
 = Reduced headroom below 1.5m / 5'0"



## First Floor



(Not Shown In Actual  
Location / Orientation)



## Lower Ground Floor

## Ground Floor

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

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