

Whirley Farm Cottage

Over Alderley



Andrew J Nowell
& Company



Whirley Farm Cottage, Wrigley Lane, Over Alderley, SK10 4RP

A characterful farmhouse and barn situated in an idyllic semi-rural position on the outskirts of Alderley Edge Village.

- Character Features
- Over 4,800 Sq.ft
- Walled Garden
- Grounds of 1.72 Acres

Whirley Farm Cottage is a charming period farmhouse and attached barn offering spacious and versatile accommodation throughout. The property has attractive rendered and Cheshire brick elevations and has been immaculately maintained by the current owners.

On the ground floor is the entrance hall, sitting room with central fireplace, breakfast kitchen with traditional units and wooden worksurfaces, dining room, utility room, cloakroom, WC, bathroom, bedroom and en-suite shower room. In addition is the double garage and large unconverted ground floor of the barn extending to over 50ft which offers great potential for conversion to additional accommodation.

To the first floor a feature of particular note is the stunning 30ft drawing room with vaulted ceilings, exposed beams and trusses and central feature fireplace. There are three further double bedrooms and two en-suite bathrooms.

Externally the property is approached via a sweeping driveway which leads to the driveway and garage offering ample off-road parking.







The gardens and grounds extend to over 1.7 acres and consist of the formal walled garden with charming mature trees and shrubs with lawned area and patio. The gardens enjoy superb open views across the adjoining countryside.

The remainder of the grounds consists of a large lawn and open paddock.

Whirley Farm Cottage is situated in an idyllic semi-rural position within easy reach of Alderley Edge Village. The village offers everything for day to day needs along with the train station with rail links to London and Manchester. The area is renowned for excellent schooling including the newly constructed Kings School. The Edge is close by a well-known beauty spot with historical importance.

Important Information

What 3 Words – [///changed.pines.mega](http://changed.pines.mega)

Council Tax – G

EPC Rating – F

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank

Parking: Driveway & Garage

Flood Risk*: Very Low Risk of Flooding

Broadband**: Standard broadband available at the property.

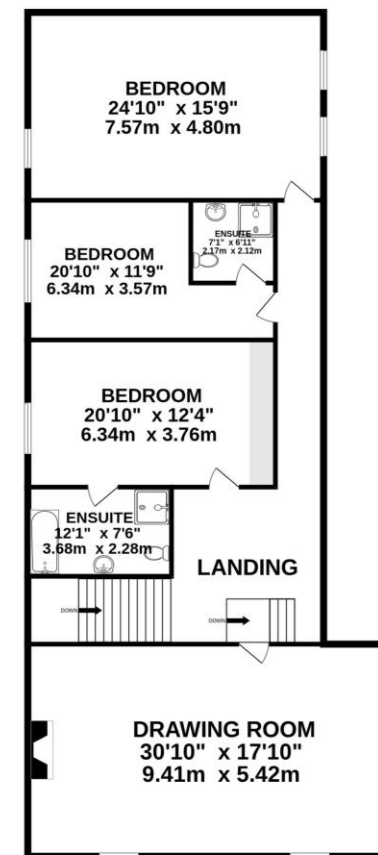
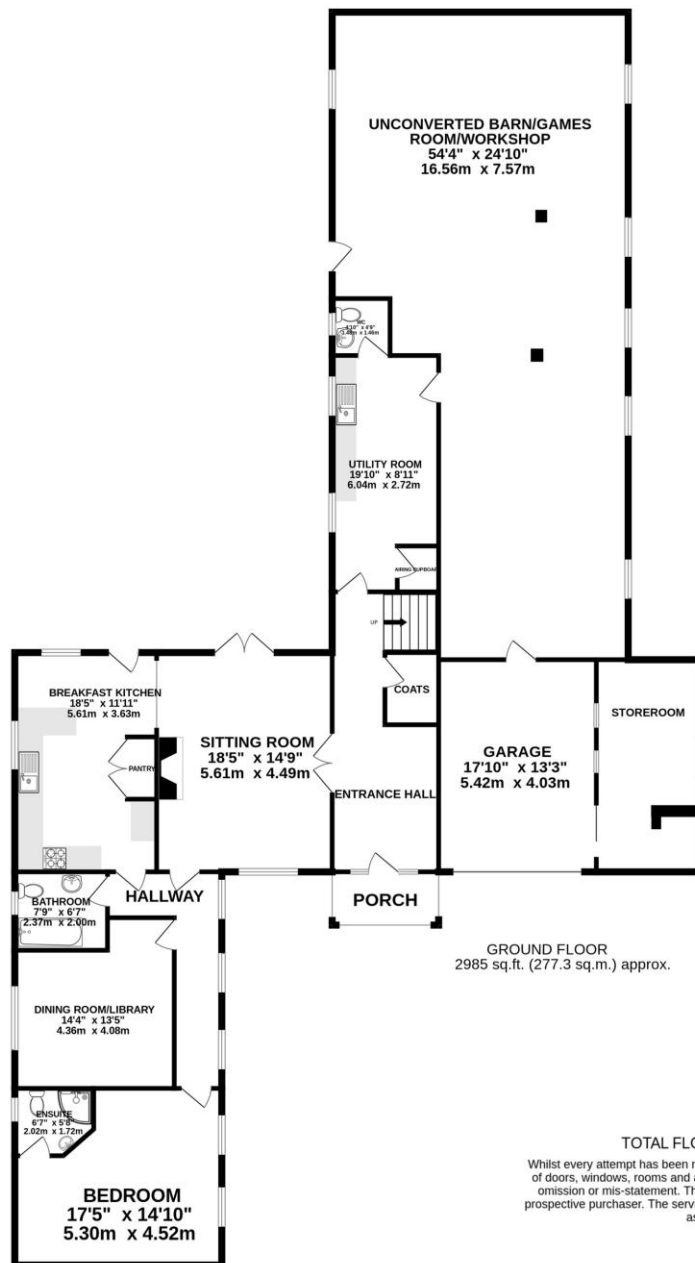
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* 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.





TOTAL FLOOR AREA : 4842 sq.ft. (449.8 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.
Made with Metropix ©2024

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.