

Whirley Rise

Henbury

Andrew J Nowell
& Company



Whirley Rise, Andertons Lane, Henbury, SK11 9PB

A substantial detached family home situated in gardens and grounds extending to 1.8 acres. With stunning elevated views across the adjoining countryside.

- No Onward Chain
- Huge Potential
- Detached Garage
- Over 3,200 sq ft

Whirley Rise is a substantial family home which is offered for sale for only the second time in its lifetime. The house offers spacious and versatile accommodation throughout with great potential for renovations or remodelling.

On the ground floor the layout comprises, entrance hall, drawing room (with inglenook fireplace), dining room, breakfast kitchen, conservatory, study, utility room and downstairs shower room.

To the first floor accessed from a spacious central landing are four large double bedrooms, a dressing room, two bathrooms (one en-suite) and a separate WC.

The property has a substantial double garage with a games room/bar above.

There is great potential to substantially remodel or even redevelop the site into multiple dwellings (subject to the necessary consent).

Externally the property is approached by a sweeping in and out brick set driveway which surrounds the front lawn and offers ample parking and leads to the detached double garage.

The property boasts an elevated position with superb open views across the gardens and grounds and onto the adjoining fields beyond. The grounds extend to approximately 1.8 acres and include a large stone flagged patio, lawn, paddock and delightful mature trees and hedging.







Andertons Lane is a delightful quiet semi-rural location with an open outlook within easy access of the village of Henbury.

Henbury has the period church, local public house and wonderful walks across the surrounding countryside. Alderley Edge village is within 5 minutes drive. Alderley village offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and 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, local and commuter rail links to Manchester and London.

The property is offered for sale with no onward chain.

Important Information

What 3 Words – [///debut.saloons.shook](http://debut.saloons.shook)

Council Tax – G

EPC Rating – E

Heating: Gas Fired Central Heating

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

Parking: Driveway & Garage

Tenure – Freehold

There is Japanese Knotweed present at the bottom of the garden and a treatment plan is in place.

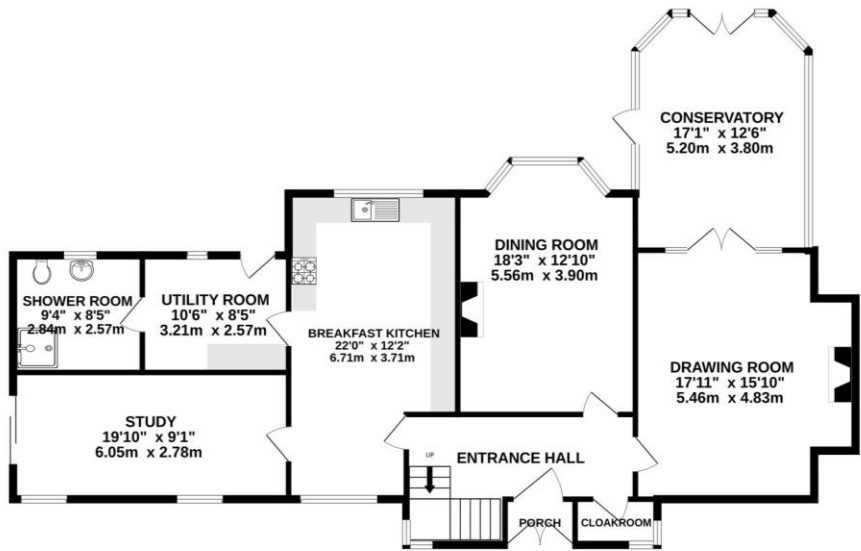
Flood Risk: Very low risk of flooding. Other types of flooding unlikely - Information provided by GOV.UK

Broadband^{**}: Ultrafast broadband available at the property

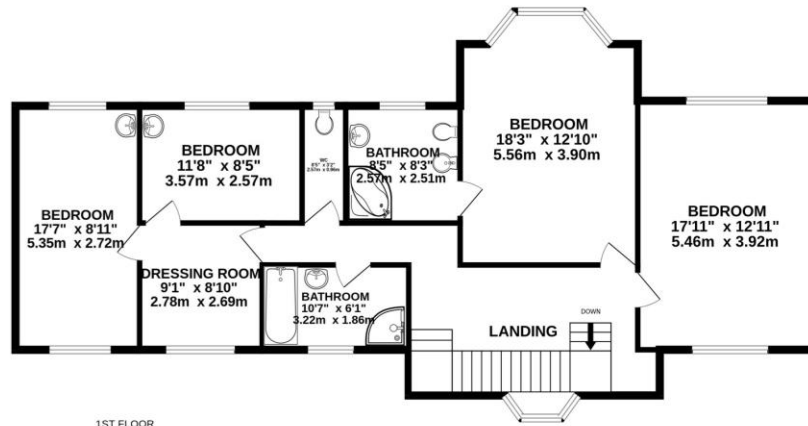
Mobile Coverage^{**}: Mobile coverage with main providers (EE, O2, Thee & Vodafone), Information provided by Ofcom checker

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.

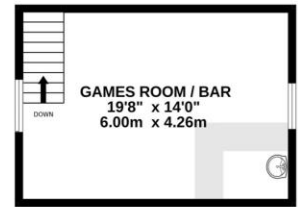




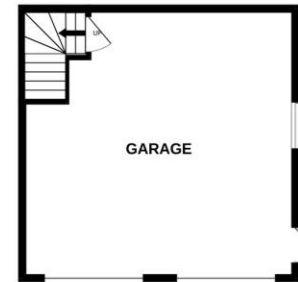
GROUND FLOOR
1429 sq.ft. (132.8 sq.m.) approx.



1ST FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



GARAGE 1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



GARAGE
382 sq.ft. (35.5 sq.m.) approx.

TOTAL FLOOR AREA : 3242 sq.ft. (301.2 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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