

ANY
PART EXCHANGE
WELCOME



The Stone House

Davey Lane, Alderley Edge, SK9 7NZ

SHRIGLEY ROSE & CO

Bespoke Estate Agents



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Nestled amidst the leafy landscapes of Alderley Edge, Stone House stands as a timeless testament to centuries of history and heritage and is truly unique. Dating back to 1634, during the illustrious reign of Charles I, this Grade II listed home exudes an unparalleled sense of grandeur and refinement.

Boasting an enviable location in the heart of Alderley Edge with its vibrant bars, coffee shops, restaurants and boutique shops, yet set in its own private and secure grounds, this home is the best of both worlds.

As you step through the threshold, you're enveloped by an aura of antiquity, with every corner rich in history. The show-stopping reception hallway greets you with its impressive array of character features – from intricately carved woodwork to ancient stone flooring – each detail a testament to the craftsmanship of yesteryears.

The ground floor unfolds before you like a symphony of elegance and functionality. Four further generously proportioned reception rooms beckon, each exuding its own distinct charm and ambiance. Whether it's the cosy intimacy of the snug, the opulent grace of the formal lounge, or the inviting warmth of the day room, every space is adorned with a sense of timeless allure and charm.

The dining kitchen, a culinary haven bathed in natural light, serves as the heart of the home. Here, modern amenities seamlessly blend with rustic charm, creating an ambiance that's as inviting as it is practical. And for added convenience, a downstairs WC and spacious storeroom await.

Ascending to the first floor, you're greeted by a sanctuary of serenity and comfort. Five generously proportioned bedrooms await, each offering its own oasis of tranquillity amidst the hustle and bustle of modern life. Two well-appointed bathrooms provide the perfect retreat for relaxation and rejuvenation after a long day.







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But the allure of Stone House extends beyond its walls, encompassing the sprawling grounds that surround it. Lush, tree-lined gardens enclose the large plot, offering a sense of seclusion and tranquility rarely found in such a prime location. Here, amidst the mature grounds, the stunning rhododendrons and sweeping driveway, you'll find solace and sanctuary, a private retreat from the world outside. And for those seeking additional space or accommodation, the detached Coach House boasts a garage with an annex above, complete with studio living area, bathroom and kitchen facilities. This useful space was once an original Coach House in the 1700's - whether it's a guest suite, home office, or creative studio, the possibilities are endless. Ultimately, Stone House defies mere description – it must be experienced to be fully appreciated – we invite you to come and discover the timeless allure of Alderley Edge's most coveted treasure.



The Current Owners Love:

- Alderley Edge - the cudos of living in such an exclusive area
- The uniqueness of the property and its history
- The privacy-even though we are in the heart of the village

We Have Noticed:

- This home oozes character. There are so many period features both inside and out, such an interesting home
- We love the mature grounds and the stunning rhododendrons surrounding this grand home
- Although in the heart of Alderley Edge, the location of this home is set back and private





Key Features:

- Any Part Exchange Welcome
- A five bedroom, four reception unique home PLUS self contained annex
- Large Hallway that doubles as a 5th Reception Room plus downstairs WC & Study
- Large wrap around garden inclusive of a large patio area
- Dating back to to the 1700's, a home that offers a blend of history, heritage and grandeur
- This home in the sought after Alderley Edge, a short walk away from the prime schools, train station, bars, restaurants and amenities
- Tree-lined gardens enclose the property, offering a sense of seclusion and tranquility
- Beautiful sweeping driveway
- Great public and private schools on your doorstep
- Detached Coach House that includes a garage with a self contained annex above providing a versatile space

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3219 SqFt

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Reception Hallway 16'4" x 15'5"

Lounge/Day room 16'10" x 9'5"

Formal Lounge 16'10" x 15'5"

Office 10'0" x 7'5"

WC 5'5" x 4'5"

Kitchen/Diner 16'10" x 15'10"

Lounge/Snug 15'10" x 12'11"

Garage 18'5" x 18'0"

FIRST FLOOR

Bedroom One 17'5" x 15'5"

Bathroom 10'0" x 7'0"

Bedroom Two 16'5" x 14'0"

Bedroom Three 14'0" x 13'5"

Bedroom Four 16'5" x 10'4"

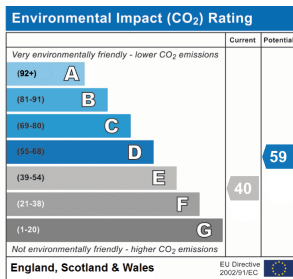
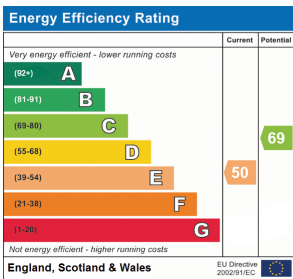
Bedroom Five 13'0" x 6'5"

Bathroom 8'1" x 6'2"

COACH HOUSE

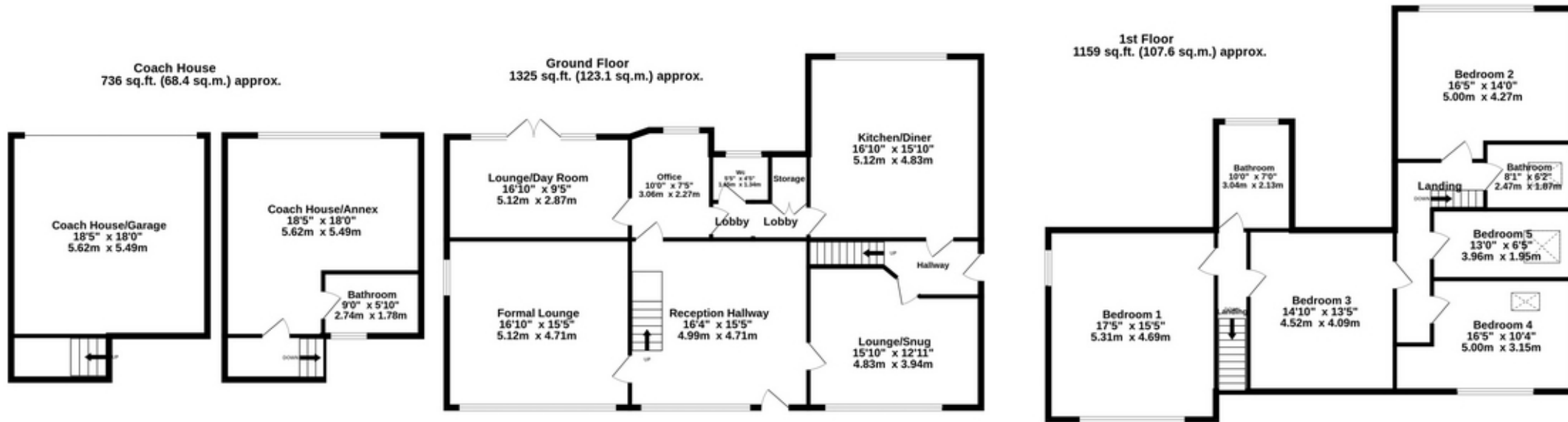
Annex 18'5" x 18'0"

Bathroom 9'0" x 5'10"





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY.. HASSLE FREE.



TOTAL FLOOR AREA : 3219 sq.ft. (299.1 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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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

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