

THE STONE HOUSE





## APPROACHING THE PROPERTY

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.



**THE STONE HOUSE**

"We are just minutes from great coffee shops, bars and restaurants yet blessed with total peace and quiet."



## RICH IN HISTORY

“Each detail a testament to the craftsmanship of yesteryears”

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.



“This home oozes character. There are so many period features both inside and out, such an interesting home”



## HEART OF THE HOME

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.





## TIME FOR SLEEP

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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WELCOME  
HOME

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



"We love the privacy - even though we are in the heart of the village"





## WELCOME TO THE COACH HOUSE

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.



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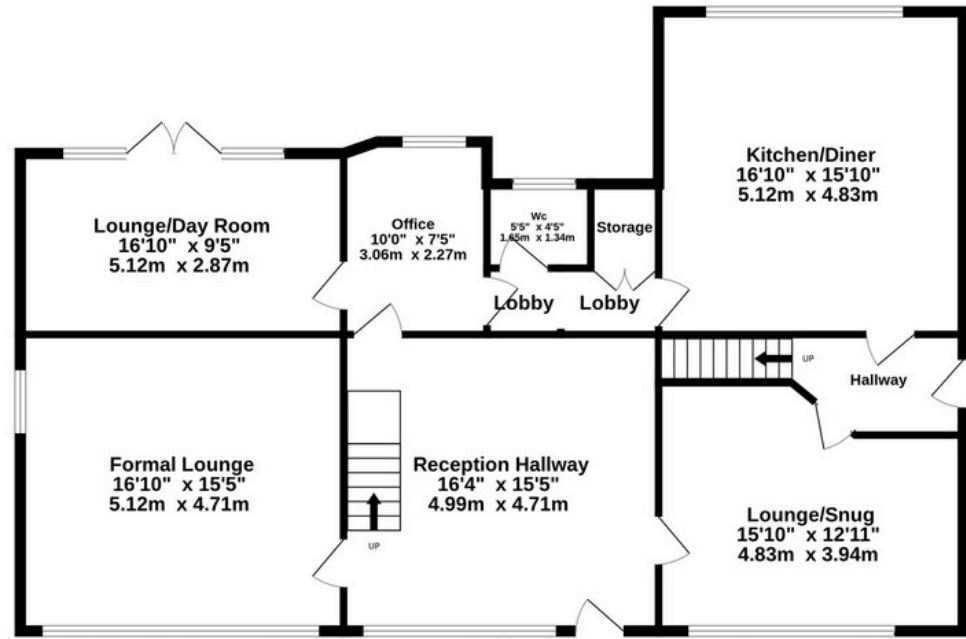


## FIND YOUR SANCTUARY

The allure of The 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 tranquillity 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.

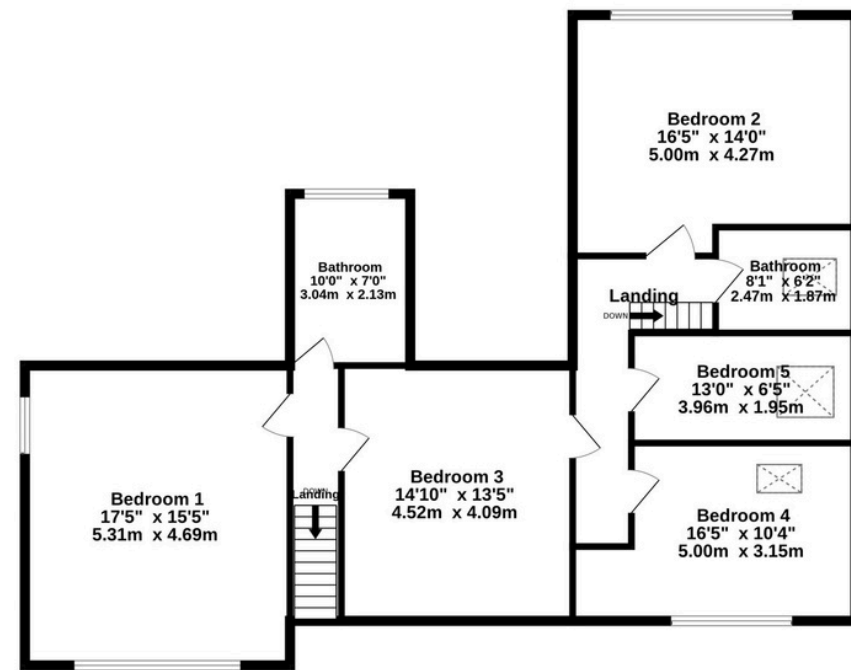
### GROUND FLOOR

1325 sq.ft. (123.1 sq.m.) approx



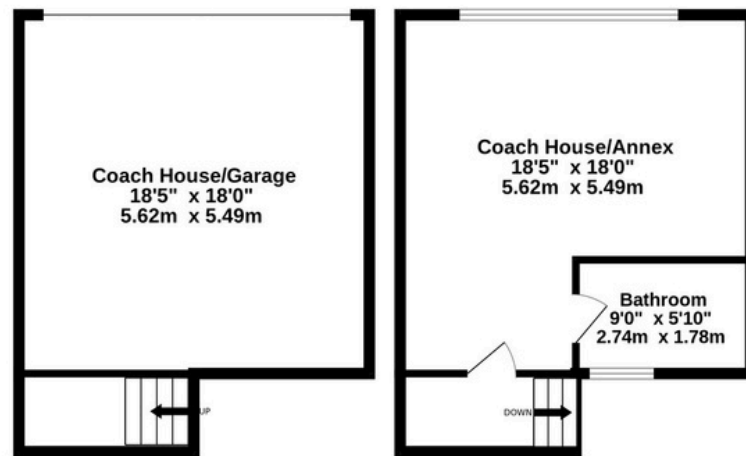
### FIRST FLOOR

1159 sq.ft. (107.6 sq.m.) approx

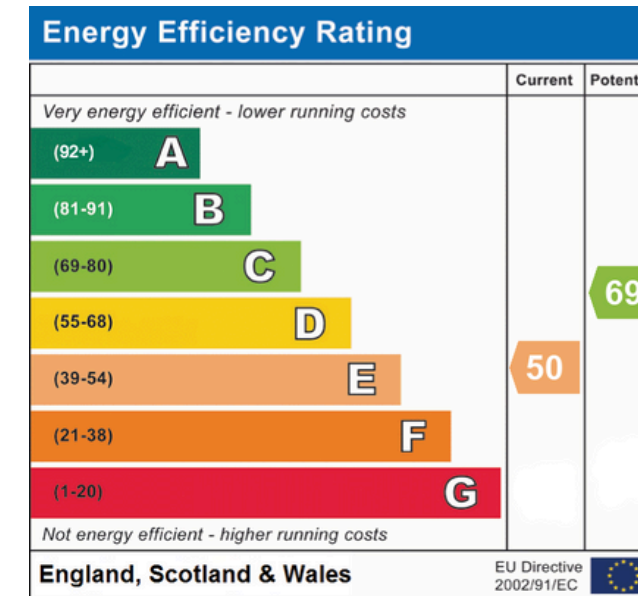


### COACH HOUSE

736 sq.ft. (68.4 sq.m.) approx



TOTAL FLOOR AREA  
3219 sq. ft. (299.1 sq.m.) approx



*This plan is for illustrative purposes only and should be used as such by any prospective purchaser.*

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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## HIGHLIGHTS

- Five bedrooms and two bathrooms plus downstairs WC
- Four reception rooms plus study
- Detached Coach House that includes a garage with a self contained annex above providing a versatile space
- Large wrap around garden inclusive of a paved patio area
- Dating back to the 1700's, a home that offers a blend of history, heritage and grandeur
- Tree-lined gardens enclose the property, offering a sense of seclusion and tranquility
- Beautiful sweeping driveway
- Great public and private schools on your doorstep
- This home is located in the sought after Alderley Edge, a short walk away from the prime schools, train station, bars, restaurants and amenities





The Stone House, Davey Lane, Alderley Edge

*presented by*

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Bespoke Estate Agents

0161 425 7878 | [hello@shrigley-rose.co.uk](mailto:hello@shrigley-rose.co.uk)