



**GASCOIGNE
HALMAN**

HILL COTTAGE, CONGLETON ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



HILL COTTAGE, CONGLETON ROAD, ALDERLEY EDGE

Distinguished Arts and Crafts home in 0.36 acres, moments from Alderley Edge village, with gated privacy, panoramic views, elegant period interiors, oak-framed carport/office and beautiful gardens.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





DESCRIPTION

Hill Cottage presents a rare opportunity to acquire a distinguished Arts and Crafts residence of considerable character, occupying a generous plot of approximately 0.36 acres in an elevated and private setting. Positioned behind electric gates and set well back from the road, the property enjoys a wonderful sense of discretion, while to the rear commanding panoramic south-westerly views across the Cheshire Plains towards the Clwydian Hills.

The architectural merit of the house is immediately apparent on arrival. Attractive rendered elevations, surmounted by a rosemary tile roof, create a home of timeless appeal, rich in original character and craftsmanship. This sense of quality and charm continues throughout the interior, where the accommodation has been thoughtfully arranged to create a home that is both elegant and practical, with the principal rooms designed to make the most of the exceptional outlook.

At the heart of the home, the lounge is a beautifully proportioned principal reception room, centred around a feature fireplace with wood-burning stove and enjoying delightful views over the gardens and beyond. Complementing this is the garden room, an inviting and informal space with double doors opening onto the raised patio, perfectly positioned for indoor-outdoor living and for simply enjoying the changing seasons and far-reaching views. The dining room provides an excellent formal entertaining space, enhanced by a charming Arts and Crafts fireplace that pays homage to the homes heritage.

The dining kitchen is generous in scale and fitted with a range of handcrafted units, with an AGA providing both warmth and character. Integrated appliances, a useful utility room and a downstairs WC add practicality, while the welcoming entrance hall, with its wood-panelled walls and leaded glazing, sets the tone for the character and quality found throughout the house.

To the first floor, the accommodation comprising four bedrooms, including three comfortable double bedrooms and a fourth single bedroom or study, offering flexibility for modern family living. The three principal bedrooms each retain attractive original features, including fireplaces and fitted furniture, while the principal bedroom benefits from an en suite shower room. A family bathroom and separate WC complete the first-floor accommodation.

Outside, a generous driveway provides ample parking and is framed by lawned areas, mature beds and established planting, while a detached oak-framed carport offers additional parking and incorporates an exceptionally useful home office or guest suite above, with a shower room, making it ideal for remote working or visiting guests.

The rear gardens are undoubtedly a particular highlight, forming a beautiful setting for the house and designed to take full advantage of the exceptional outlook. Extending away from the property and principally laid to lawn, the gardens are bordered by mature planting and complemented by a delightful Yorkstone terrace, creating a wonderful space for outdoor dining, entertaining or simply enjoying the far-reaching views.

Further enhancing the property is a useful cellar, arranged as two separate chambers together with a further WC, providing valuable ancillary storage space.

Hill Cottage is a home of genuine distinction, combining architectural pedigree, original character, generous gardens and truly stunning views, all within convenient proximity of the village. It represents a rare and exciting opportunity to acquire a property of exceptional charm in a highly desirable setting.

DIRECTIONS

SAT NAV: SK9 7AD

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

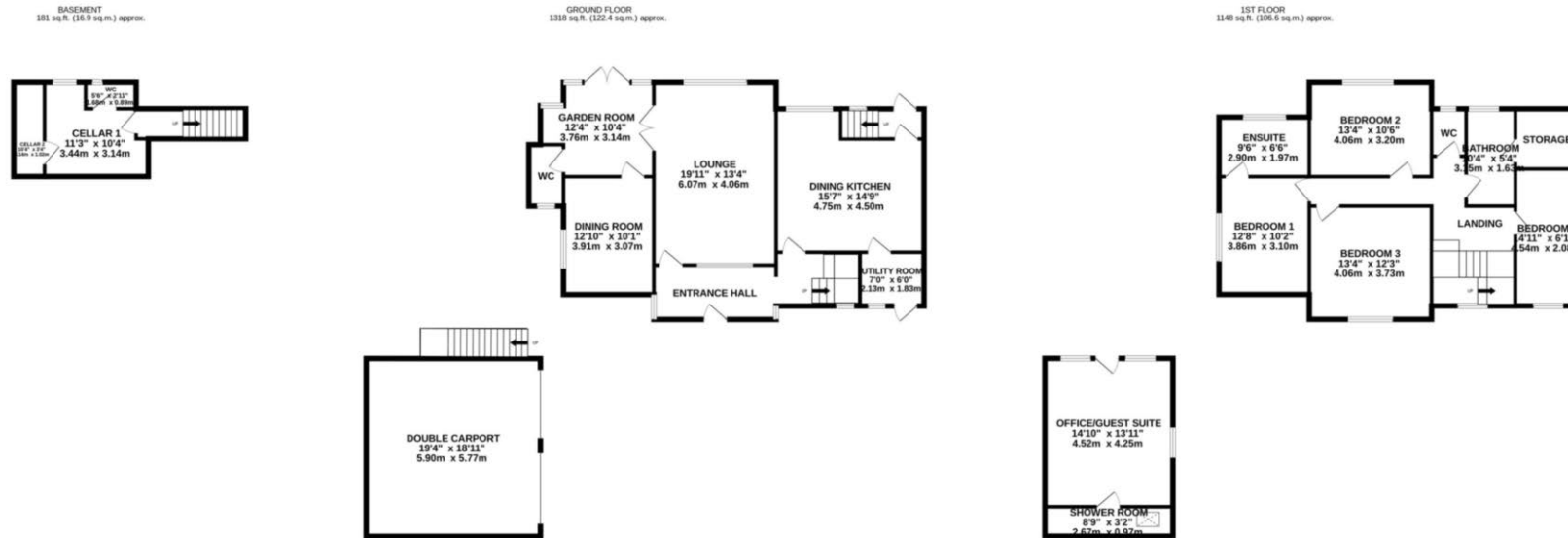
TAX BAND

Band: G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 2647 sq.ft. (245.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) 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; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

**GASCOIGNE
HALMAN**