



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Fytton Court, Birtles Hall,

Birtles Lane, Over Alderley, Cheshire, SK10 4RU

A substantial portion of the prestigious Grade II listed Birtles Hall offering elegant period living with modern comforts, set within 13 acres.

Guide Price £650,000

A stunning two-bedroom duplex apartment located within the distinguished Grade II listed Birtles Hall, seamlessly blending classic period charm with contemporary, spacious living. The property offers beautifully proportioned accommodation arranged over two levels, including a stunning bow-fronted drawing room with high ceilings and feature fireplace, and two generously sized en-suite bedrooms with lovely views over the grounds. A large open-plan kitchen and dining area with granite worktops and integrated appliances opens onto a private stone terrace, creating an ideal space for both everyday living and entertaining. Further accommodation includes a study, utility room, WC and a versatile room suitable for a variety of uses such as a cinema room, gym, study or substantial storage.

Fytton Court sits within extensive and beautifully maintained communal gardens and parkland, featuring mature trees, formal lawns, a stream and a summer house, all adding to the sense of tranquility and grandeur. Additional benefits include allocated parking, visitor parking and a single garage. Positioned within a private estate yet conveniently located for Prestbury, Alderley Edge, Macclesfield and Wilmslow, this exceptional home offers a rare blend of countryside living and accessibility.

Directions: From our Prestbury Office take the second exit on the mini roundabout past the CO-OP. Take the next left onto Chelford road and continue for approximately two miles. Take the next left after Oak road and then at the T-junction turn right onto Macclesfield road. After a short distance take the next left onto Birtles lane and continue past St Catherine's Church, Birtles. After approximately half a mile the entrance to Birtles Hall drive can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR

Communal area comprising of:

PILLORED CANOPY PORCH

ENTRANCE VESTIBULE

With hard wood floor.

RECEPTION HALL 28'10" x 17'10"

Jara hardwood floor, original floating stone staircase leading to the first floor. Stunning Capola providing natural light.

PRIVATE ACCOMMODATION

VESTIBULE

With covered radiator and stairs leading to the lower ground floor.

INNER HALL

With double glazed doors leading to:

DRAWING ROOM 35'5" x 20'9"

With hardwood flooring, period carved stone fireplace, covered radiators, floor to ceiling sash windows with original shutters taking full advantage of the views over the landscaped gardens.

BEDROOM 1 27' x 17'8" (overall)

Wonderful views. Fitted wardrobes and dressing table.

EN-SUITE

With shower, vanity wash hand basin with store cupboards below, bidet, low level WC, radiator/towel rail, part tiled walls, tiled floor.

BEDROOM 2 16'9" x 16' (overall)

With radiator, fitted wardrobes, dressing table and drawers, wonderful views over the garden.

EN-SUITE

A Jack and Jill bathroom with shower, low level WC, vanity wash hand basin with drawers below, radiator/towel rail, part tiled walls, door to landing.

LOWER GROUND FLOOR

VESTIBULE

With two storage cupboards.

INNER VESTIBULE

With radiator, tiled floor, small paned door leading to outside.

LIVING FAMILY KITCHEN 27'9" x 18'2"

A beautiful cloistered room enjoying shaker style units, oven/grill, ceramic hob, fridge, dishwasher, freezer, part tiled walls, tiled floor, dining/family area, two sets of small paned French doors to the garden/Sun terrace. The kitchen could be redesigned to make a larger family area subject to the prospective purchasers wishes.

UTILITY 8'1" x 7'8"

With plumbing for washing machine, high pressure water cylinder, tiled floor, Belfast sink.

WC

With low level WC, pedestal wash hand basin, radiator, tiled floor, LPG boiler.

GAMES/CINEMA/GYM/STOREROOM 28'5" x 12'6"

Ideal as a cinema room or games room or both, with radiator.

OUTSIDE

Wonderful landscaped grounds extending to approximately 13 acres as previously mentioned. There is also a private lawned garden with adjacent stone flagged Sun terrace.

GARAGE

Single garage with electric up and over door, carport, separate visitors parking and store room.

Tenure:

Share of Freehold with a leasehold interest of 999 years from 1/1/1996. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

PRESTBURY OFFICE:

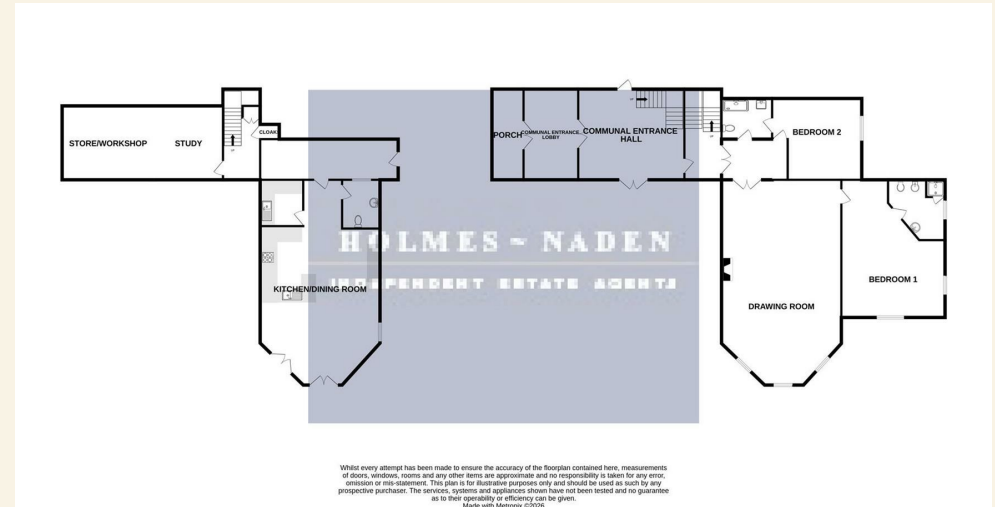
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**MISDESCRIPTIONS ACT 1967**

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