



**GASCOIGNE  
HALMAN**

APPLE TREE COTTAGE, ALDERLEY ROAD, MOTTRAM  
ST. ANDREW

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THE AREAS LEADING ESTATE AGENT

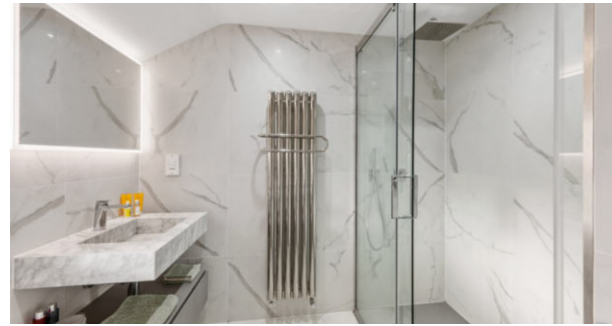


## APPLE TREE COTTAGE, ALDERLEY ROAD, MOTTRAM ST. ANDREW

**A charming Weavers cottage, brimming with distinctive charm, set at the heart of south westerly facing grounds and paddock extending to 0.88 acres (approx) surrounded by open countryside, offering rural living yet remaining close to local amenities.**

Mottram St Andrew is one of Cheshire's most desirable and picturesque villages, renowned for its rural charm, exclusivity, and unspoilt countryside surroundings. Nearby 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

Apple Tree Cottage is a truly delightful former weaver's cottage, situated within a peaceful rural location on the edge of Mottram St. Andrew and surrounded by open countryside. Instantly recognisable by its immensely charming façade, the cottage stands proudly beneath a traditional stone roof, its roughcast rendered elevations softened by time and beautifully complemented by an exposed brick entrance porch. The approach, through brick pillars and a cobbled driveway, sets a tone of understated elegance, perfectly reflecting the heritage and soul of this remarkable home.

Steeped in history and rich in character, the cottage occupies grounds extending to approximately 0.88 of an acre, enjoying a glorious south-westerly orientation and far-reaching views across open countryside.

The current owners have been exceptional custodians, carefully enhancing the property while preserving its charm. Thoughtful improvements, including the installation of a handcrafted kitchen, luxurious bathroom and ensuite facilities, and sensitive redecoration throughout, have elevated the cottage. If required there is further exciting potential to extend the property further, subject to P/P.

Entry is via the characterful Cheshire brick entrance porch, which leads to the dining hall, which is both welcoming and versatile, centred around a full-height window that draws natural light into the room and frames the view of the gardens beyond. This space offers flexibility as either a reception area or a dining hall, setting the tone for the home.

The principal lounge is a beautifully proportioned, with exposed ceiling timbers and a Cheshire brick chimney breast that form natural focal points. A cast iron multi-fuel stove sits at its heart of this room, and warms the property during the cooler months. Dual-aspect windows allow light to move through, enhancing its sense of space.

The kitchen, a handcrafted space which features hand-painted cabinetry, carefully selected work surfaces, a range of Miele integrated appliances, and instant hot water tap, all centred around the three oven electric AGA. This room feels both timeless and practical. It flows into an oak-framed garden room, where glazing on multiple sides invites the gardens in and creates delightful space to dine or simply enjoy the views.

A downstairs WC, rear porch and useful cupboard housing the gas central heating boiler complete the ground floor accommodation.

To the first floor, the character continues with three beautifully appointed bedrooms, including a magnificent principal suite with a vaulted ceiling, built-in wardrobes and windows in both directions. The recently installed ensuite and main bathroom have been finished with exceptional care, blending contemporary comfort with sympathetic design.

Outside, the gardens and grounds are integral to the home's appeal. Formal lawns extend from the cottage, bordered by mature planting and a York stone terrace is perfectly positioned for enjoyment. Beyond, a five-bar gate leads into the paddock, enclosed by hedgerow and fencing, with a stream marking the rear boundary.

Positioned at the far end of the paddock is a detached oak framed outbuilding, which has recently benefited from the installation of a new shingle roof. Thoughtfully designed and highly versatile, it incorporates a covered carport, a dedicated log store, and an enclosed storage room accessed via double doors. For modern practicality there is a electric car charger installed adjacent to the cobbled drive.

Apple Tree Cottage is a home of unmistakable charm, beautifully curated interiors, and idyllic setting, it offers a lifestyle defined by tranquillity, character, and enduring appeal and is offered for sale with no onward chain.

## DIRECTIONS

SAT NAV: SK10 4QN

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

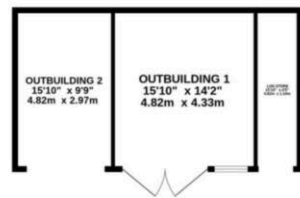
BAND: G

## VIEWINGS

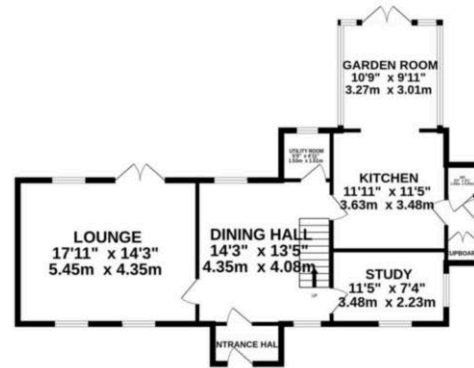
Viewing strictly by appointment through the Agents.

# FLOORPLAN & EPC

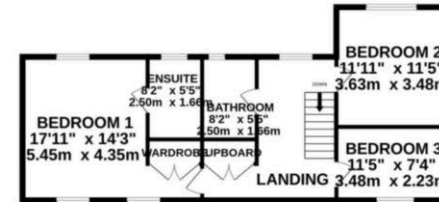
OUTBUILDING  
448 sq.ft. (41.6 sq.m.) approx.



GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



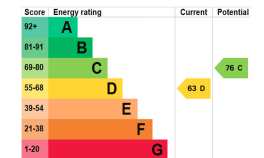
1ST FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL SQUARE FOOTAGE EXCLUDES THE OUTBUILDING.

TOTAL FLOOR AREA : 1536sq.ft. (142.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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