



## Equestrian property Welsh Row, Nether Alderley with Cheshire, SK10 4TT

Asking Price £2,450,000

- Planning consent for detached garage REF 24/2690M
- Land & stables included (approx. 6 acres)
- 6 bedrooms, 4 bathrooms
- Southerly-facing garden
- Within easy reach of Alderley Edge village center
- Semi-rural location
- Grade II listed Characterful property with exposed beams
- Gated driveway
- Clive Christian kitchen
- Approx 4479 sq ft

## PROPERTY SUMMARY

Welcome to this stunning equestrian residence with approx 7 acres of adjoining land, and stables. Located in the picturesque Welsh Row, Nether Alderley. This characterful Grade 2 Listed home, with planning in place for further detached garage, boasts a semi-rural setting and offers the perfect blend of tranquillity and charm.

As you step into this detached, gated property, you are greeted by a spacious interior offering substantial living and entertaining space over 4380 sq ft. The property has been sensitively extended by the current owners, to blend the properties period charm with a contemporary feel by way of a stunning spacious orangery with views.

Its southerly-facing garden is ideal for enjoying the sunshine and hosting outdoor gatherings, with beautiful views over the paddocks and countryside beyond.

Planning consent from Nov '24 for three years, for detached oak framed detached garage REF 24/2690M

6



5



5











Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.  
Plan produced using Planity.

**Council Tax Band:**  
Tax Band G

**Tenure:**  
Freehold

**Local Authority:**  
Cheshire East

| 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 |                            | 59        |
| (39-54)  | E | 37                         |           |
| (21-38)  | F |                            |           |
| (1-20)   | G |                            |           |
| <i>Not energy efficient - higher running costs</i> |   |                            |           |
| <b>England &amp; Wales</b>                         |   | EU Directive<br>2002/91/EC |           |

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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