



Andrew J Nowell
& Company

Apt 3, Ivy House Merrymans Lane, Alderley Edge

Guide Price £499,950



Apt 3 Ivy House, Merrymans Lane, Alderley Edge, SK9 7TN

- Secure Gated Development
- Garage & EV Charger
- Two Bedrooms & Two Bathrooms
- Immaculate Communal Gardens

Ivy House occupies a delightful setting in the heart of the Cheshire countryside, approximately 1.5 miles from Alderley Edge village. Originally renovated and converted in 2004, the development comprises just eight apartments set within secure gated grounds, with generous residents' and visitor parking, garaging and beautifully maintained communal gardens.

Apartment 3 is the largest of the duplex apartments and has recently undergone a comprehensive refurbishment, creating beautifully presented and spacious accommodation extending to approximately 1,493 sq.ft., including the garage.



The ground floor features a generous living room with a flexible movable partition allowing the adjoining reception room to be used as a dining room, study or separate sitting room. The recently refitted kitchen/dining room incorporates a comprehensive range of contemporary cabinetry and integrated appliances, including oven/microwave, dishwasher, washer dryer, fridge/freezer and wine cooler. A sun room provides an additional reception space, while new neutral flooring complements the fresh décor throughout.



Upstairs are two excellent double bedrooms, both with en-suite facilities. The principal bedroom has been completely refurbished with an extensive range of bespoke fitted wardrobes, a separate dressing area and a newly fitted en-suite shower room. The second bedroom also benefits from fitted wardrobes and a particularly spacious en-suite bathroom with both a bath and separate shower.

The apartment also benefits from its own garage with electrically operated door and an EV charging point.

The beautifully maintained communal grounds are a particular feature, incorporating established gardens, a central fountain, BBQ area and orchard with a variety of fruit trees. Secure gated access and extensive parking further enhance this attractive development.

Combining generous accommodation, high-quality recent improvements and an attractive semi-rural setting, Apartment 3 offers an excellent opportunity within easy reach of the shops, restaurants and amenities of Alderley Edge and Wilmslow.

Important Information

- Council Tax – Cheshire East Band E
- EPC Rating – D (68/80)
- Tenure – Leasehold - Share of Freehold
- Service Charge - £300 per month (Due to be reduced in Jan 27 to £250)
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Gated Parking & Garage
- What 3 Words – [///lifted.tiles.draw](https://lifted.tiles.draw)
- Flood Risk*: Very Low Flood Risk
- Broadband**: Broadband Available.
- Mobile Coverage*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

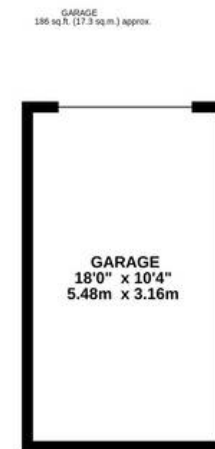
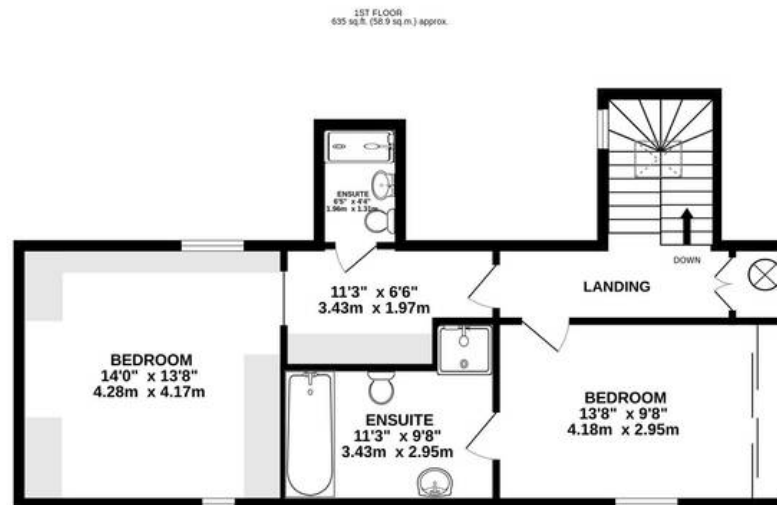
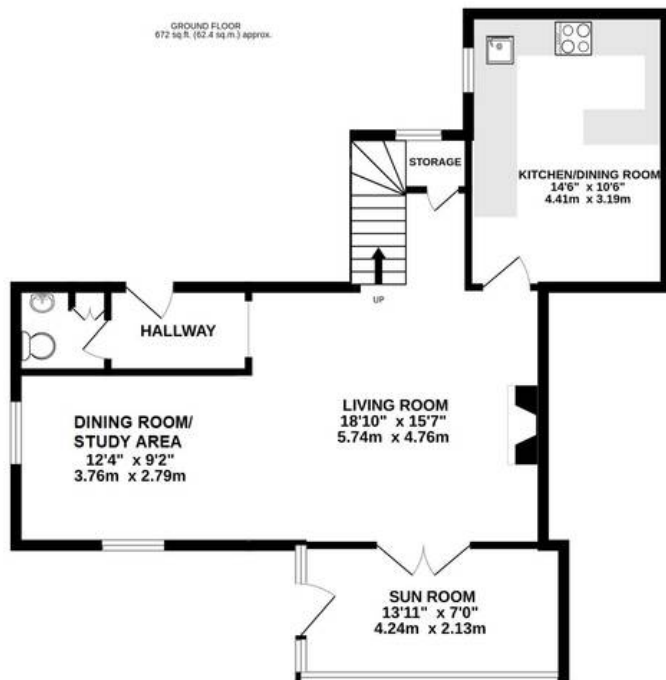
* Information provided by GOV.UK

**Information provided by Ofcom checker.

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TOTAL FLOOR AREA : 1493 sq.ft. (138.7 sq.m.) approx.

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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