



**GASCOIGNE
HALMAN**

ALDERLEY COTTAGE, 12 CONGLETON ROAD,
ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



ALDERLEY COTTAGE, 12 CONGLETON ROAD, ALDERLEY EDGE

A landmark period home of rare quality, moments from Alderley Edge village, combining masterfully updated modern family interiors with manicured gardens and commanding, far-reaching views.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & 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.





Landmark residence in prime Alderley Edge location

Walking distance to the village centre

Beautifully presented throughout

Approx. 5,039 sq ft including outbuildings

Outstanding Tom Howley kitchens

Five bedroom & flexible accommodation

Self-contained first-floor guest/annexe suite

Landscaped gardens extending to approximately 0.36 acres

Elevated position with far-reaching views

Gated entrance, double garage and extensive parking



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DESCRIPTION

Alderley Cottage, a landmark residence of remarkable character, history and presence. Referenced within Matthew Hyde's acclaimed publication, *The Villas of Alderley Edge*, the property forms part of the architectural heritage of the village and enjoys an enviable elevated position overlooking the Cheshire Plain, with far-reaching views towards the Welsh Hills.

Set behind electric gates within beautifully landscaped gardens extending to approximately 0.36 acres, Alderley Cottage offers something increasingly difficult to find, complete privacy and a wonderful sense of seclusion, all whilst being only a short stroll from the heart of Alderley Edge and its excellent selection of restaurants, boutiques and amenities.

Believed to originate from a late seventeenth-century core and held within the same family ownership for more than eighty years, the house has evolved over generations before undergoing a comprehensive programme of renovation and remodelling in recent years. The result is a home that successfully blends its rich heritage with the expectations of modern family life.

From the moment you step inside, the character and craftsmanship that have defined this remarkable home for centuries is revealed. The welcoming reception hall, centred around an impressive oak staircase, immediately sets the tone, providing an elegant introduction to the accommodation beyond.

Particular mention must be made of the magnificent dining hall, undoubtedly one of the most atmospheric rooms within the house and believed to form part of the property's earliest origins. A wonderfully inviting space for both formal entertaining and relaxed family occasions the rich timber panelling, exposed beams, leaded windows and beautiful parquet flooring combine to create a room of immense warmth and character.

In contrast, the drawing room offers a lighter feel whilst retaining a sense of elegance and proportion. Bathed in natural light through its large windows, this superb reception room enjoys delightful views across the gardens. Generous in scale yet wonderfully comfortable, it is equally suited to entertaining guests or relaxing with family.

The study provides further flexibility and is perfectly positioned for those working from home. Equally, it could serve as a library, snug or playroom depending upon individual requirements, further enhancing the versatility of the accommodation.

Without question, the heart of the home is the outstanding Tom Howley kitchen, breakfast and family room. Beautifully designed and impeccably appointed, this spectacular open-plan space has been created with modern living in mind. Bespoke cabinetry, a substantial central island and walk-in pantry are complemented by extensive dining and seating areas, whilst large windows and French doors flood the room with natural light and draw the surrounding gardens into the living space. It is a room designed for gathering, entertaining and everyday family life in equal measure.







A further reception room with adjoining en-suite shower room provides an exceptional degree of flexibility and adaptability. Currently arranged as a fifth bedroom suite, this versatile space could equally serve as guest accommodation, a media room, playroom, gym or additional home office, making it ideally suited to the evolving needs of modern family life.

The bedroom accommodation is equally impressive. The principal suite provides a peaceful retreat, complete with fitted storage and a luxurious en-suite shower room. Three further double bedrooms are served by a well-appointed family bathroom, whilst a substantial self-contained first-floor suite incorporating its own Tom Howley kitchen, living space and bathroom facilities offers exceptional flexibility for guests, independent family members or multi-generational living. Or subject to desire this space could be tailored to offer a stunning master bedroom suite.

The gardens are simply beautiful. Lovingly landscaped and meticulously maintained, they wrap around the house with lawns, mature planting, pathways, entertaining terraces and a charming summer house. Combined with the property's elevated position, they create a setting that feels far removed from village life whilst remaining just moments from it.

The views are equally impressive. Stretching across the Cheshire Plain towards the Welsh Hills, they provide a constantly changing backdrop throughout the seasons and are among the finest to be found from a village residence in Alderley Edge.

Extending to over 5,000 sq ft including outbuildings, with a detached double garage, extensive parking and a range of useful ancillary storage areas, Alderley Cottage represents a rare opportunity to acquire one of the area's most distinguished and recognisable homes. A house of genuine provenance, exceptional character and outstanding family accommodation, this is a property that captures everything that makes Alderley Edge such a special place to live.

DIRECTIONS

SAT NAV: SK9 7AA

TENURE

The majority of the property is Freehold, with a small proportion that covers the drive and the garaging being held under a Leasehold title, with a term of 999 years from 25 December 1846. No rent is payable. All to be confirmed by solicitors prior to purchase.

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

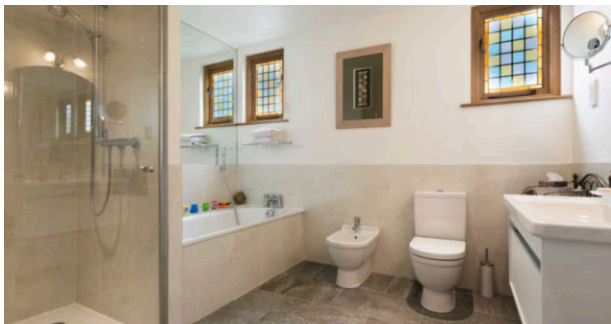
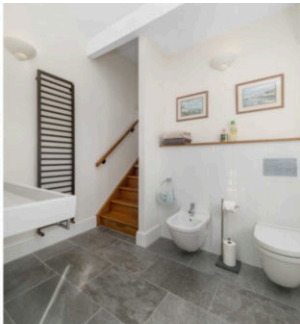
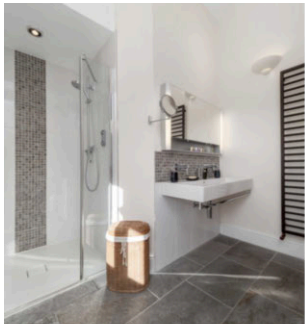
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VIEWINGS

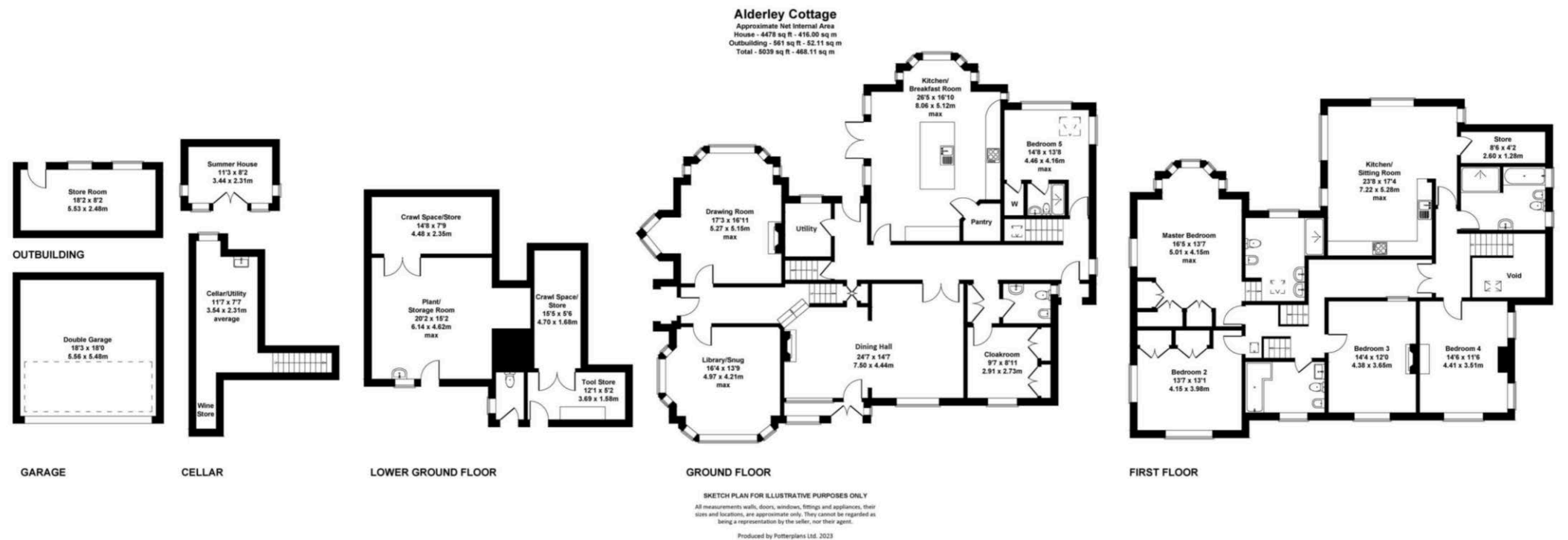
Viewing strictly by appointment through the Agents.

AGENTS NOTE

The house is located within Alderley Edge Conservation Area.



FLOORPLAN



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