



**GASCOIGNE
HALMAN**

SCHOOL HOUSE, LONGSHOOT ROAD, LOWER
WITHINGTON

THE AREAS LEADING ESTATE AGENT



SCHOOL HOUSE, LONGSHOOT ROAD, LOWER WITHINGTON

A charming Cheshire home of significant architectural merit by Ernest Newton, rich in character with period features, stunning open-plan living, four bedrooms, beautiful gardens and countryside views, an exceptional blend of heritage, warmth and modern comfort.

Lower Withington is a charming rural village set within the Cheshire countryside, offering a peaceful setting while remaining conveniently positioned for access to nearby market towns. Surrounded by open farmland and rolling landscapes, the area is particularly appealing to those seeking a quieter, semi-rural lifestyle without complete isolation.



Located just south of Alderley Edge which 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

School House is a distinguished and highly individual residence, originally constructed in 1896 and designed by the renowned architect Ernest Newton. Formerly known as Curate's Cottage, the property was initially utilised as accommodation for the vicar serving the chapel opposite, before later becoming the residence of the schoolmaster of the adjoining Church of England school, which is now a residential home.

The house is an exemplary expression of the Cheshire vernacular, its façade immediately striking for its craftsmanship and symmetry. Warm red brick elevations are enlivened by intricate decorative diaper brickwork, while the pitched rooflines and prominent chimneys add vertical emphasis and character. The black and white limbered porch, set beneath a catslide roof, forms a charming focal point, framed by clipped box hedging that creates a formal yet welcoming approach.

The current owners, custodians for the past 20 years, have thoughtfully enhanced the property with great care and sensitivity, successfully blending modern comforts with a respectful appreciation of its heritage, introducing modern touches while preserving the integrity and soul of the original building.

The property sits at the heart of beautifully landscaped gardens extending to approximately 0.45 acre, adjoining open farmland and affording a wonderful sense of space and privacy.

Entry is gained via the entrance porch, which provides a sheltered transition into the home, where an original stained and leaded glazed door opens into a welcoming reception hall. This central space sets the tone for the interior, offering a calm and elegant introduction with a natural flow to the principal rooms.

To the front of the property, is a beautifully proportioned formal lounge, bathed in natural light from windows overlooking the front gardens. The room is centred around an open fireplace with a hand-carved stone surround, creating a refined focal point. Bespoke fitted cabinetry provides discreet storage, enhancing practicality.

The true heart of the home lies within the remarkable open-plan living space, with both family life and entertaining in mind. The handmade kitchen is of exceptional quality, featuring bespoke cabinetry, ample preparation surfaces and a traditional Rayburn, lending both warmth and functionality. From here, the space flows effortlessly into a stunning garden room, where two glazed atrium roof lanterns draw in an abundance of natural light throughout the day. Surrounded by windows, this space enjoys uninterrupted views of the gardens and has a wonderfully airy feeling. A thoughtfully designed breakfast bar provides an informal dining area, while the family space offers a relaxed and comfortable setting for everyday living creating a space that is both sociable and elegant.

Just off the kitchen, a more intimate snug offers a cosy retreat, centred around a wood-burning stove set within a hand-carved stone fireplace. This room provides a perfect contrast to the openness of the main living area, ideal for quieter evenings or winter months.

A separate dining room, with double doors opening directly onto the garden, provides a more formal entertaining space, perfectly suited to hosting. Completing the ground floor are a well-appointed utility room and a cloakroom/WC, both designed with practicality in mind.

To the first floor, the accommodation continues to impress. The principal bedroom suite is positioned to the rear, enjoying views across the gardens and surrounding countryside. A vaulted ceiling enhances the sense of volume and light, creating a calm space.

The second bedroom is generously proportioned and benefits from its own en suite shower room. Two further bedrooms are equally well-presented and versatile, suitable for family, guests or home working. These rooms are served by a separate bathroom and separate shower room, ensuring convenience. Useful under-eaves storage is also available.

Externally, the property is approached via a generous block-paved driveway providing ample parking. Gated access leads to courtyard and a detached double garage (with internal EV charger), which offers further parking, log store and additional storage. Above the garage, a staircase leads to a versatile room, ideal for use as a gym, studio, or additional workspace.

The gardens are a particular highlight, designed with both structure and softness. To the front, formal box hedging frames the approach, while to the side and rear the gardens open out into expansive lawns interspersed with beautifully stocked borders, mature trees and carefully considered planting. A patio terrace, directly accessible from the garden room, provides an ideal setting for outdoor dining and entertaining, enjoying far-reaching views across the grounds.

To the rear, a further patio area overlooks the lawn, while a charming kitchen garden with raised beds offers the opportunity for a degree of self-sufficiency.

This is a rare and compelling opportunity to acquire a home of significant architectural merit, one that effortlessly combines historic character, thoughtful modernisation, and an exceptional setting.

DIRECTIONS

SAT NAV: SK11 9DX

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

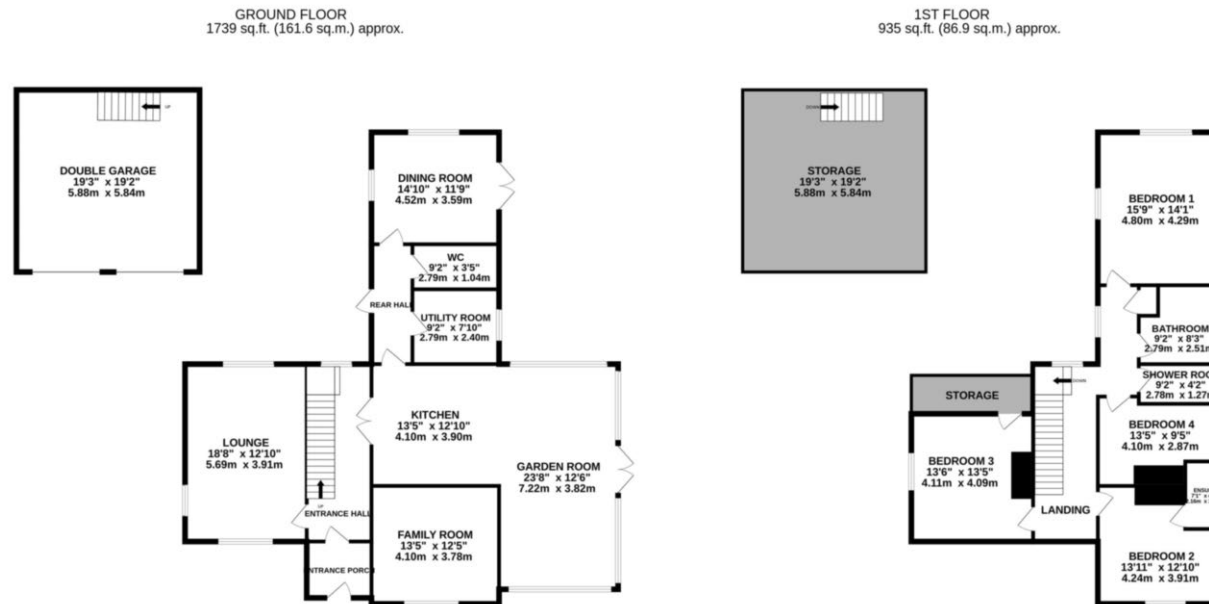
TAX BAND

Band: H

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA: 2674 sq.ft. (248.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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