



**GASCOIGNE
HALMAN**

CHURCH COTTAGE, BIRTLES LANE, OVER ALDERLEY

THE AREAS LEADING ESTATE AGENT



CHURCH COTTAGE, BIRTLES LANE, OVER ALDERLEY

A charming country residence full of character and set with 7 acres (approx) of gardens and grazing land situated in a rural location yet remaining within close proximity of amenities.

Offering an idyllic rural lifestyle, Never Alderley is a picturesque semi-rural hamlet surrounded by open Cheshire countryside and benefiting from close proximity of two National Trust Sites - Hare Hill and The Edge. With Alderley Edge offering a wide range of high quality shops and restaurants, with more extensive facilities are found 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

Church Cottage is a quintessential Cheshire country home, set within seven acres of private grounds and approached along a private drive just off Birtles Lane, Never Alderley. With its traditional brick elevations, slate roof and beautifully tended cottage garden, the property has an immediate presence, standing proudly within its landscape and offering a lifestyle defined by space, privacy and connection to the countryside.

From the moment you pass through the gate and follow the sweeping drive towards the cottage, there is a sense of arrival. The setting is peaceful and secluded, yet not isolated, with Alderley Edge, Prestbury and Macclesfield all within easy reach. This is a home that combines rural charm with everyday convenience, the ideal balance for modern country living.

The interior is generous and filled with character. The reception hall sets the tone, leading into a farmhouse kitchen where the Aga creates a warm, welcoming heart to the home. The principal living room is impressive in scale, with a double height vaulted ceiling with exposed beams this room is flooded with natural light and centred around a feature chimney breast with wood-burning stove. From this room a staircase rises to a mezzanine landing, an area well-suited as a study or reading space. A guest bedroom is also accessed, complete with its own WC, making it an ideal suite for visitors or independent family living

An addition reception room offer flexibility for working from home, or as a family room, while a utility and shower room add practicality to the ground floor.

To the first floor, the principal suite is full of character with a vaulted ceiling, exposed beams, fitted wardrobes and an ensuite bathroom. Two further double bedrooms, both with part-vaulted ceilings and charming outlooks across the gardens and fields, complete this part of the home. The spacious landing is more than just a thoroughfare, offering scope to be adapted to accommodate an additional bathroom or living space if desired.

Outside, the gardens and land are a true highlight. Immediately behind the cottage, a Yorkstone terrace provides the perfect spot for outdoor dining, with views across the garden that stretch towards meadows and beyond. The edges of the grounds have been thoughtfully planted with a variety of trees, which in time will form a delightful copse, while wildflower meadows bring colour in the summer months. The land itself is gently undulating and offers excellent opportunity for a small holding, grazing or equestrian use. The garage provides useful storage.

Church Cottage is more than just a charming home in its current form. It also presents scope for the future, with the potential to extend, remodel or even completely redevelop (subject to consent), allowing new owners to shape the property to their own needs and vision. Offered with no onward chain, this is a rare opportunity to secure a property in one of Cheshire's most attractive rural settings, a home that offers immediate charm and endless possibility.

DIRECTIONS

SAT NAV: SK10 4RX

What3words: grunt.parties.chum

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

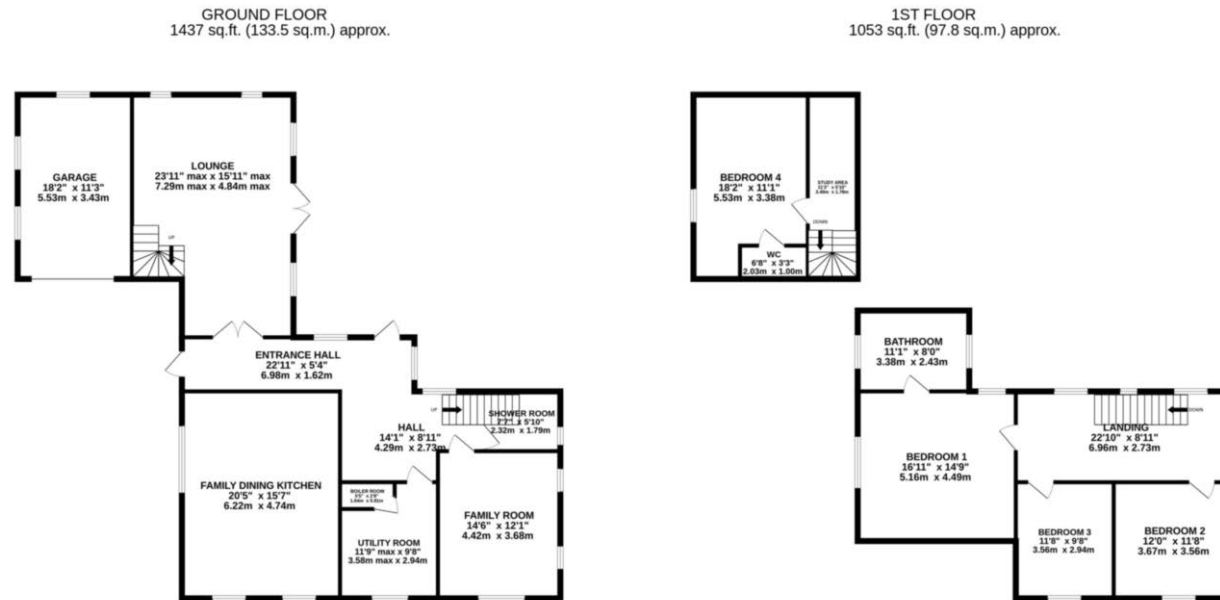
TAX BAND

Band: H

VIEWINGS

Viewing strictly by appointment through the agent.

FLOORPLAN



TOTAL FLOOR AREA : 2490 sq.ft. (231.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ALDERLEY EDGE OFFICE

01625 590373

aldeley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

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