



THE OLD VICARAGE
BIRTLES LANE • OVER ALDERLEY

JACKSON-STOPS 

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A SUBSTANTIAL SIX BEDROOM FAMILY HOUSE WITH WONDERFUL VIEWS OF THE BIRTLES HALL ESTATE PARKLAND, SET IN PRETTY GARDENS, WITH 1 ACRE Paddock



MILEAGES

- ALDERLEY EDGE 4 MILES
- WILMSLOW 7 MILES
- M56 (J6) 10 MILES
- MANCHESTER AIRPORT 11 MILES
- M6 (J19) 11 MILES
- MANCHESTER 18 ½ MILES
(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- Porch, entrance hall and rear hall
- WC
- Two reception rooms
- Breakfast kitchen open-plan to dining/living room
- Study
- Utility room
- Cellar
- Master bedroom with en suite shower room and dressing room
- Five further double bedrooms (one with en suite bathroom, one with en suite WC with plumbing for a shower)
- Family shower room
- Detached single garage with garden store
- Planning permission for an outdoor swimming pool and double garaging
- Landscaped gardens
- Paddock of approximately 1 acre

LOCATION

The Old Vicarage is situated on the edge of the Birtles Hall Estate, close to the ever-popular village of Alderley Edge. There are numerous footpaths to be enjoyed around the Birtles Hall Estate, with 'The Edge' also close by, as is the well-known public house 'The Wizard'. The property is conveniently situated between the villages of Alderley Edge, Prestbury, Wilmslow and Macclesfield. The local amenities in all of the above are excellent, providing a wide range of shops, boutiques, bars and restaurants. Local private schools include The Ryleys, Alderley Edge School for Girls, Terra Nova, Manchester Grammar, Withington Girls' School, Wilmslow Preparatory School, The Kings School (Macclesfield) and Cheadle Hulme School.

DESCRIPTION

The Old Vicarage is a handsome, substantial, period house, constructed of mellow brick elevations with stone detailing, punctured by large picture windows, bays and numerous sets of French doors, all surmounted by a slate roof. This period masterpiece has been sympathetically re-modelled and extended by the current owners to provide generously proportioned family accommodation with a layout ideal for modern family living. Planning permission exists for an outdoor swimming pool and double garaging.

The ground floor is accessed by a large entrance hall with wooden flooring, with doors to the rear hall, the two main reception rooms and the study. All of the rooms have exceptional ceiling height, with coved ceilings, picture rails, deep skirting boards and exquisite fireplaces to the main reception rooms. The heart of the house is the huge breakfast kitchen with full height window to the westerly elevation and French doors/windows to the southerly elevation - the windows framing the stunning views. The French doors lead to an al fresco dining area on a raised stone terrace, which enjoys parkland views. The modern fitted kitchen is open-plan to the dining/living room, making a wonderful family space. The breakfast kitchen, dining/living room, drawing room, family bathroom and master en suite all have built-in speakers. The house is wired with CAT5 network and satellite TV cable to all reception rooms and bedrooms.

The first and second floors house six bedrooms, the master having a dressing room with en suite shower room off. Three of the remaining five bedrooms are on the first floor, with bedroom two having an en suite bathroom, which also serves as the bathroom for the remaining two bedrooms on the first floor, accessed via a second door from the landing. Bedroom three has an en suite WC and basin and is plumbed ready for a shower. The second floor houses bedrooms five and six, served by a family shower room.

GARDENS AND GROUNDS

The Old Vicarage is approached by a gravel driveway bordered by dry stone walling, leading to a large parking and turning area to the rear of the house and to the front of the garaging. The formal gardens wrap around the house, with a wide expanse of manicured lawns encompassed by mature specimen trees and hedging. A wide stone terrace abuts the rear/westerly and side/southerly elevations of the house, which can be accessed via French doors from the kitchen/living/dining room and drawing room. The terrace provides a wonderful al fresco dining area, taking in the magnificent far-reaching rural views over the parkland of the Birtles Hall Estate, towards Jodrell Bank.



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TOTAL APPROX. FLOOR AREA 4193 SQ FT / 389.64 SQ M

DIRECTIONS (POSTCODE: SK10 4RX)

Proceed out of Alderley Edge on the main London Road (A34) in a southerly direction. Towards the end of the village turn left onto Macclesfield Road (B5087). Continue up Macclesfield Road, past The Wizard Inn, and after approximately 2 miles, where the road bends sharply to the left, turn right into Birtles Lane by The Black Greyhound Smithy. Continue along Birtles Lane for approximately 1 mile and the driveway to The Old Vicarage will be found immediately after the church on the right hand side. Proceed into the shared driveway and turn immediately right into The Old Vicarage's private driveway.

PROPERTY INFORMATION

Agents' Note: Planning permission exists (06/2870P) for an outdoor swimming pool and double garaging. This planning is extant as the rear extension which formed part of the application has been constructed.

EPC Rating: F

Services: Mains electricity, water, septic tank drainage, oil fired central heating, superfast fibre broadband, outside lighting, burglar alarm.

Local Authority & Council Tax: Cheshire East Council. Telephone: 0300 123 5500.

Tax band G: £2,899.52 payable for 2019/20.



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

ALDERLEY EDGE

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