



GRADE II LISTED MEWS PROPERTY SET WITHIN THE EXCLUSIVE BIRTLES HALL ESTATE

BEECH COTTAGE, BIRTLES HALL, BIRTLES LANE,
OVER ALDERLEY, MACCLESFIELD, CHESHIRE SK10 4RU

Leasehold

savills

SET WITHIN 13 ACRES OF WOODLAND,
PARKLAND AND FORMAL GARDENS THIS
STUNNING PROPERTY BENEFITS FROM
GARAGING, PRIVATE GARDENS & PARKING

BEECH COTTAGE, BIRTLES HALL, BIRTLES
LANE, OVER ALDERLEY, MACCLESFIELD,
CHESHIRE SK10 4RU

Leasehold

2 - 3 bedrooms ♦ living room ♦ dining kitchen ♦ fitted utility
room ♦ 2 bathrooms ♦ private gardens ♦ single garage ♦
parking ♦ extensive communal grounds ♦ EPC rating = Listed
Building

Situation

Alderley Edge: 3.8 miles, Prestbury: 4.7 miles, Macclesfield: 4.9 miles,
Wilmslow: 5.9 miles, Knutsford: 8.4 miles, Handforth Dean: 8.5 miles,
Manchester Airport: 10.9 miles, Manchester city centre: 19 miles.

The Birtles Hall Estate is a sought after development perfectly suited to
discerning purchasers wishing to combine countryside living with the amenities
of Alderley Edge which is less than 4 miles away. The property is also well
placed for Macclesfield, Wilmslow, and Knutsford town centres. Set along a
sweeping driveway meandering through acres of parkland, Beech Cottage
enjoys a tranquil setting in the most delightful location.

All shopping, recreational and educational facilities are nearby with fitness
centres, golf courses, Marks and Spencer and John Lewis stores within a 10-15
minute drive. There are good local state schools and a wide choice of private
schools within easy striking distance. The property is well placed for easy
access to the M6, M56 and A34 for commuters to Manchester and the North
West commercial centres. Manchester Airport lies about 11 miles away. London
Euston is approximately 2hr 5min away by train from Alderley Edge station.

Description

Beech Cottage is a delightful Grade II listed mews property forming part of the
exclusive Birtles Hall Estate. The current owners have commissioned a
sympathetic program of refurbishment resulting in a stunningly beautiful home
which now seamlessly combines character features with modern convenience
using carefully selected contemporary fixtures.

Approached across a delightful courtyard garden with York stone paving and a
central water feature, the property makes a lasting first impression. The
accommodation extends to around 1,172 Sq Ft, entered through a glazed front
door into a welcoming entrance hall. Off the hall is the dining kitchen with
exposed timber ceiling beams which is fitted with contemporary high gloss
units, a comprehensive range of appliances and oak flooring which flows
throughout the rest of the ground floor accommodation.



A rear hall off the kitchen allows access onto the gardens whilst leading to the cloakroom with w.c. and the characterful living room. Flooded by natural light from the large sash window which overlooks the rear gardens, the living room features exposed ceiling beams, bespoke fitted storage to the chimney breast alcove and an Aga multi-fuel burning stove providing an attractive focal point. To the first floor the landing leads to a high specification main bathroom with double ended roll top bath and separate shower enclosure along with two well proportioned bedrooms which both feature fitted wardrobes. The master bedroom enjoys elevated views over the rear gardens and woodland beyond whilst benefitting from contemporary en-suite shower room facilities. To the lower ground floor there is a fitted utility room with door out to the rear gardens and a versatile room which is currently set up as a study but would equally be suited to an occasional bedroom.

Externally to the rear the generously proportioned lawned private gardens are favoured with a high degree of privacy and have been beautifully landscaped with well stocked borders. A York stone patio area provides the idea space for outdoor entertaining. The property benefits from allocated off road parking, use of a visitor parking area and a single garage with electric up and over door. A particular feature of this property are the idyllic surroundings of the Birtles Hall Estate amounting to 13 acres made up of woodland, parkland, formal gardens and a green with pavilion.

Beech cottage benefits from recently installed FTTP, a pure fiber-optic cable connection running from an Internet Service Provider (ISP) directly to the user's home.

Tenure:

999 years from 1 January 1996

Viewing:

Strictly by appointment with Savills



Beech Cottage, Birtles Hall, Birtles Lane, Macclesfield, SK10 4RU

Gross Internal Area (approx) = 108.9 sq m / 1172 sq ft (Including Void)


Garage = 16.5 sq m / 178 sq ft

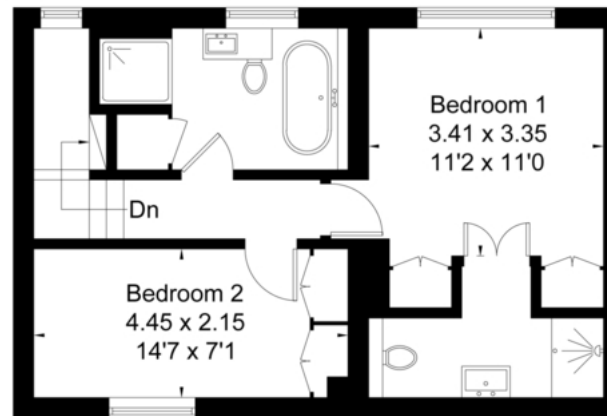
Total = 125.4 sq m / 1350 sq ft

For identification only. Not to scale.

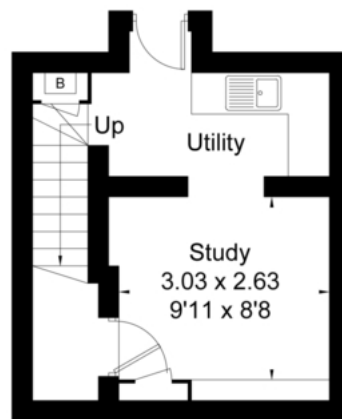
© Floorplanz Ltd



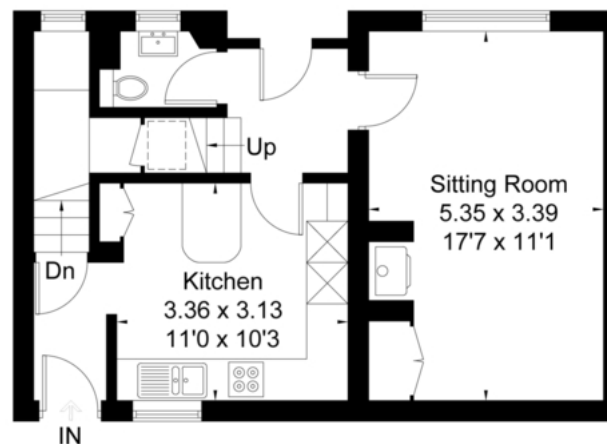
 = Reduced headroom below 1.5m / 5'0"



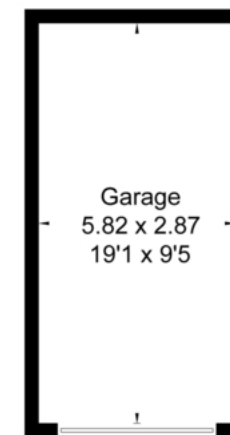
First Floor



Lower Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Savills Wilmslow

Andrew Thorpe

athorpe@savills.com

01625 417463

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 81029062 Job ID: 123425 User initials: AT - Photographs September 2018