



Fine three bed Grade II listed country house apartment

Hibbert Court, Birtles Hall, Birtles Lane, Over Alderley, Macclesfield, Cheshire, SK10 4RU

Leasehold, share of freehold





Large main reception room • Dining kitchen • Two principal bedroom suites • Bedroom three / study • Cloakroom/shower room/utility • Garage and Carport • Communal gardens and woodland • About 10 acres

Local information

A sizeable section of this splendid Grade II listed country house set at the head of a long driveway which meanders through parkland. Only 2 miles from the end of the A34 Alderley Edge bypass and 5 miles from Macclesfield Station (London Euston from 1hr 48mins, Manchester 22 mins) the property stands within rural splendour on the undulating lower southern slopes of 'The Edge'. Apart from wandering around the 10 acres of formal gardens and woodland of the hall there are wonderful walks on footpaths and bridleways in the immediate vicinity and the Peak District National Park is close by.

There are numerous golf course, livery and leisure facilities in the area along with sailing at Redesmere Lake and tennis and cricket clubs in both the nearby villages of Alderley Edge and Prestbury.

The setting of the hall gives panoramic views over the parkland and grounds and this peaceful location provides a safe and tranquil environment which is well placed for access to the many restaurants, bistros and superb shopping of the prime south Manchester villages and towns.

About this property

Hibbert Court is a 2500 Sq ft three bedroom apartment located on first floor of Birtles Hall with south and west facing rooms. The grand reception hall

and cantilevered stone staircase make an impressive entrance area and may be used for private entertaining by prior arrangement with other residents. The staircase sweeps up to a large landing off which is the private entrance to Hibbert Court and only two other apartments.

A hardwood door opens to the entrance hall off which is the stunning main reception room. One of the original principal rooms of the hall it features two huge sash windows with glorious views and window seats from which to enjoy them. A maple floor extends throughout this room and there is an Adam style fireplace with a marble inner and gas point.

Steps lead down from the hall area to the recently re-appointed hand painted kitchen with integrated appliances, a granite topped island and a delightful dining area in the side bay window.

The lower hall widens out and has a Nest thermostat, a boiler room with a recently replaced boiler and alarm control and a Utility / Cloakroom with a shower, wash hand basin and a WC. This also serves the third bedroom or study which overlooks the side gardens. The guest bedroom also has side windows and an en suite shower room .

The master bedroom is generously proportioned and enjoys a dual-aspect. There is a dressing room with a range of fitted wardrobe cupboards and



an en suite bathroom with a bath, wash hand basin and WC.

The garage and car port are located with others beyond the walled side garden with a walkway to the front. Owners of the apartments have exclusive use of the formal gardens and shared use of the woodland with delightful walks and rock gardens with a stream running down the valley. To the front is a croquet lawn and a ha-ha with splendid views over the parkland.

Tenure

Leasehold, share of freehold

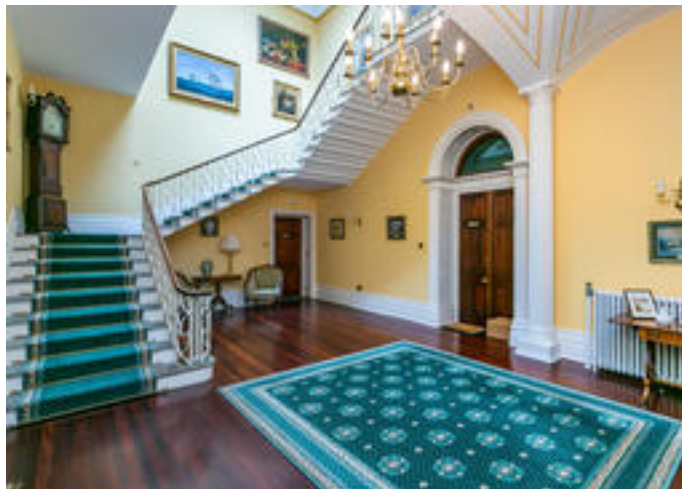
Local Authority

Cheshire East

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 204.21 sq m / 2198.09 sq ft

Outbuildings 18.01 sq m / 193.85 sq ft Carport 10.25 sq m / 110.33 sq ft

Total 232.47 sq m / 2502.28 sq ft



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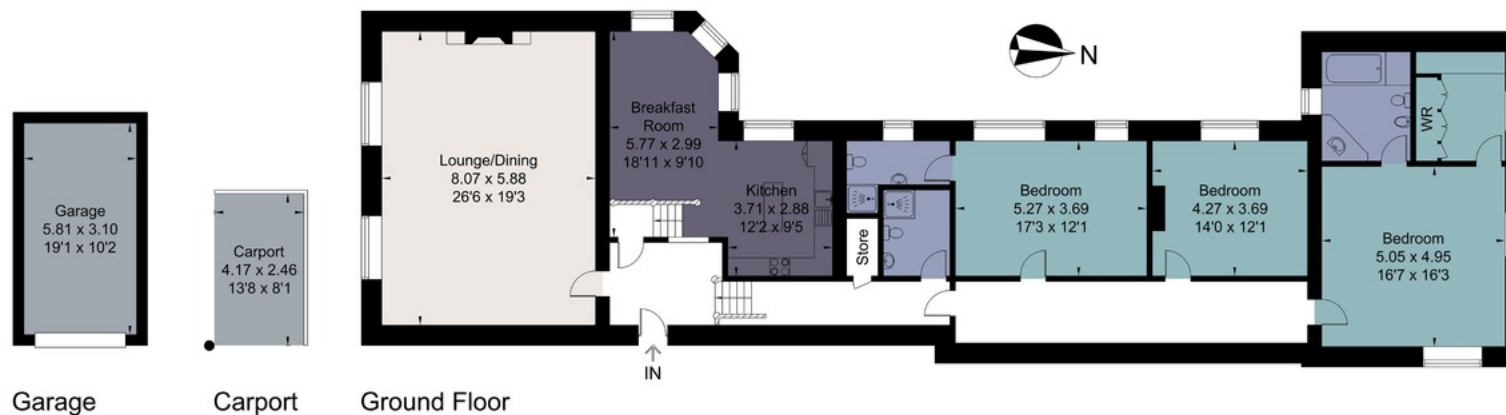
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For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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