



Three bedroom mews within the Birtles Hall estate

Ivy Cottage, Birtles Hall, Birtles Hall Lane, Macclesfield, Cheshire, SK10 4RU

Leasehold



Three double bedrooms • Two bathrooms • Modern dining kitchen • Living/dining room • Generous private gardens • Single garage • Off road parking

Local information

The Birtles Hall Estate is sought after development perfectly suited to discerning purchasers wishing to combine countryside living with the amenities of Alderley Edge which is less than four 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, Ivy Cottage enjoys a tranquil setting in the most delightful location.

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. Wilmslow train station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

About this property

Ivy Cottage is a delightful end mews property forming part of a select development within the exclusive Birtles Hall Estate. Suitable as a "lock up and leave", as a retreat in the heart of the Cheshire countryside or as a permanent residence, this unique property offers spacious and well balanced accommodation. In recent years the property has benefitted from an extensive yet sympathetic program of refurbishment and now seamlessly combines character features such as exposed beams and high ceilings with modern convenience and contemporary fixtures.

A spacious entrance hall with oak flooring provides a

welcoming first impression. The opulent open plan living/dining room is flooded by natural light from the full height sash windows and enjoys access onto the rear gardens. The dining kitchen has been intelligently designed and fitted with painted oak units, oak work surfaces and a comprehensive range of integrated appliances. A bespoke double height glazed stable door from the kitchen leads onto the rear gardens. The ground floor accommodation is completed by a cloakroom with w.c and a fitted storage cupboard. The first floor landing with exposed timber beams leads to the high specification main bathroom and three well proportioned bedrooms. The master bedroom is flooded by natural light from the triple-aspect and is served a contemporary en suite shower room. All three bedrooms feature fitted storage and part vaulted ceilings with exposed beams.

To the rear of the property there are enclosed gardens of a good size which are mainly laid to lawn and enjoy a high degree of privacy. To the front is a beautifully landscaped courtyard setting with York stone paving, lawned areas and a centrally positioned water feature providing an attractive focal point. The property benefits from allocated off road parking, use of a visitor parking area and a single garage with electric up and over door. The idyllic surroundings of the Birtles Hall Estate are a particular feature of this property and extend to about 13 acres of woodland, parkland and formal gardens.





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Gross internal area (approx) 139 sq m / 1497 sq ft

Outbuildings 15 sq m / 163 sq ft

Total 154 sq m / 1660 sq ft



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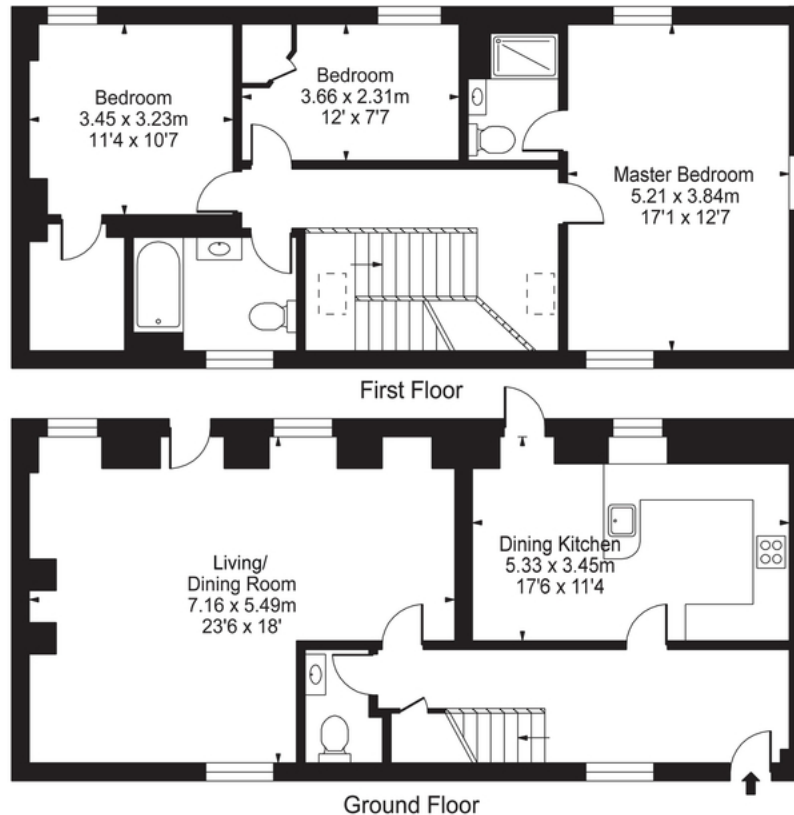
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Ivy Cottage, SK10

Approx. Gross Internal Areas:
House 1497 Sq Ft - 139 Sq M
Garage 163 Sq Ft - 15 Sq M
Total 1660 Sq Ft - 154 Sq M



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