



## Victorian Villa conversion of architectural merit

**1 Hazelcroft East, Congleton Road, Alderley Edge, Cheshire, SK9 7AE**

Freehold







Four bedrooms • Two reception rooms • Open plan dining kitchen • Study • Two contemporary bathrooms • Ground floor WC • Utility/laundry room • Gated parking & private gardens

#### Local information

This charming Victorian residence enjoys prime positioning in a secluded yet convenient location within a short walking distance of the village amenities. Alderley Edge offers excellent restaurants, bistros and bars as well as a Waitrose, Tesco and a range of specialist independent shops including the legendary G. Weinhold Bakery.

The area offers excellent schooling with highly regarded local state schools and a wide choice of private schools nearby. Alderley Edge School for Girls is 0.6 miles, Alderley Edge Community Primary School is 0.7 miles (Rated 'Outstanding' in their last Ofsted report in 2014) and The Rileys School is 0.8 miles.

The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies 7.2 miles away. The railway station in the village offers a 29 minute service to Manchester Piccadilly and a 10 minute service to Manchester Airport. London Euston can be reached changing at either Wilmslow or Crewe train stations in under 2 hours.

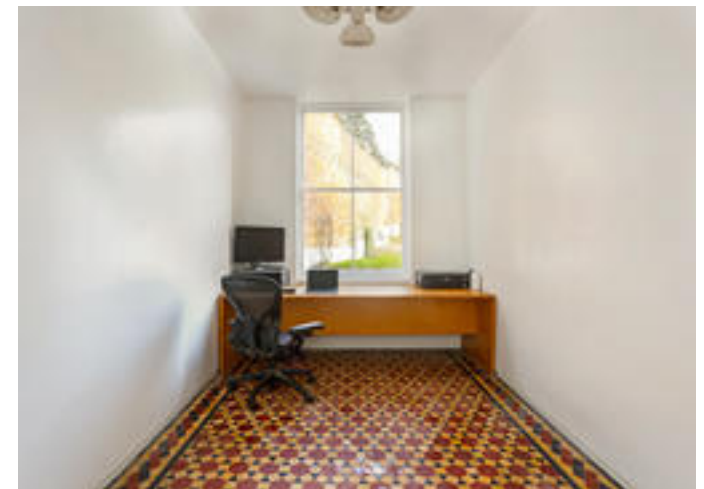
#### About this property

Constructed in 1850 in an Italianate style, Hazelcroft is a Victorian residence of fine architectural merit and is listed in the book 'The Original Villas of Alderley Edge'. The building was converted into three unique

properties in the 1990's.

Since purchasing No. 1 Hazelcroft East in 2010, the current owners have commissioned an extensive yet sympathetic program of refurbishment, extension and remodelling. Attention has been lavished on every detail using carefully selected fixtures, fittings and materials. The result is a truly exceptional home, most accurately described as a hybrid between a luxury duplex apartment and a palatial Victorian villa, offering versatile contemporary accommodation extending to over 3,182 sq ft over two floors. Perfect as a primary residence or an indulgent 'lock up and leave' pied-à-terre in Cheshire, this property is certain to appeal to a wide range of discerning purchasers.

The grand and oversized proportions of the original villa and rooms have been retained and fully renovated throughout. Period features include 3.2m high ceilings to the majority of the ground floor, four panel Victorian doors with original brass ironmongery, polished original wooden floor-boards, deep skirting boards and sash windows. These features have been enhanced and seamlessly blended with high-end modern, architectural elements throughout such as Artemide light fittings, Duravit bathroom sinks and mirrors, Hans grohe Axor Citterio brassware and freshly laid Crucial Trading wool carpets.



Entered through an impressively sized 4ft wide x 8ft high front door into an open plan hall, the property makes a lasting first impression. Micro-cement flooring flows into the open plan dual aspect dining kitchen featuring a skylight window, stunning period stained glass sash window and a minimalistic Bulthaup B1 kitchen with integrated Miele appliances. Off the kitchen is the generously proportioned 22ft living room with Victorian Carrera marble working fireplace, 2.5m high sash windows and bay with original shutters and a fine decorative original gesso pelmet over. A central hall leads to a well-proportioned second reception room, a study with stunning Minton Hollins floor tiles and a cloakroom with WC. A large principal bedroom suite completes the ground floor accommodation, featuring bespoke fitted wardrobes and en-suite facilities including an antique Shanks freestanding shower.

The lower ground floor also benefits from high ceilings and full height tilt and turn windows. It comprises three generously proportioned double bedrooms, one of which features an adjacent dressing room, a contemporary house bathroom and a utility/laundry room. The house bathroom is lavishly appointed with an extra-large antique fire-clay bath, stainless steel Dornbracht 'Big Rain' shower, an oversized Corian shower tray with a frameless glass enclosure, 2.8m high ceiling, underfloor heating, Micro-cement flooring and Venetian plastered bathroom walls.

Hazelcroft East is located in the heart of the village conservation area, off a private road and

enjoys an excellent frontage.

Approached through red sandstone gateposts with electrically operated oak gates, the property affords three dedicated parking spaces and a generous turning area with full CCTV coverage. The property benefits from a particularly attractive and generous private walled garden which is laid mainly to lawn with a large York stone paved area and oak decked terrace to the rear providing perfect spaces for outdoor entertaining. An extensive covered area to the side of the property provides useful secure storage.

**Tenure**

Freehold

**Local Authority**

Cheshire East

**Viewing**

Strictly by appointment with Savills







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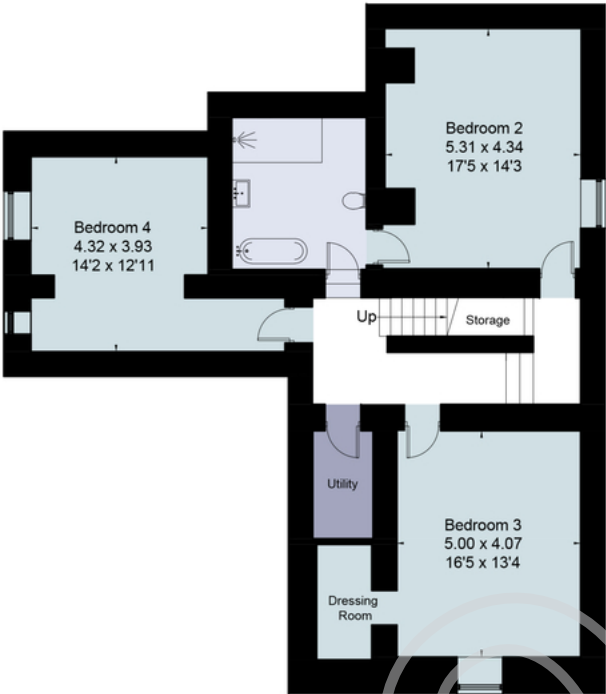
Gross internal area (approx) 295.6 sq m / 3182 sq ft



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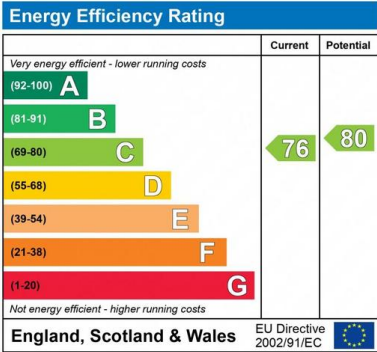


Lower Ground Floor



Ground Floor

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