



Contemporary & high spec farm house with c.2.25 acres

**The Farmhouse, Dunge Farm, Over Alderley, Cheshire SK10 4SN**

Leasehold (982 years remaining)

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4 bedrooms • 3 bathrooms (2 en suite) • 2 reception rooms • Living Dining Kitchen • Cloakroom & Utility Room • Double garage with room over • Landscaped gardens & paddock • About 2.25 acres

#### Local information

The Farm House is the principal property in a select rural enclave with lovely rural views between the prime Cheshire villages of Alderley Edge and Prestbury. Perfect for dipping into for dining and shopping then retreating to the pleasures of the countryside.

The Hare Hill Estate and The Edge, both managed by The National Trust, are a pleasant walk away and the area is renowned for its stunning scenery, bridle paths and country lanes. Leisure facilities are fantastic in the area with golf courses, livery, spas, gyms, sailing and a range of personal services all close by. The Peak District National Park is about six miles away for more adventurous outdoor pursuits.

Local schools include Alderley Edge, Nether Alderley, Mottram St Andrew and Prestbury primary schools, and Wilmslow High and Fallibroome Academy at senior level. Private schools include the new Kings School Macclesfield about 1.5 miles away, The Ryleys and Alderley Edge School for Girls in Alderley Edge and Terra Nova and Pownall Hall School a little further afield. All the main private schools in the area have local bus services.

The main west coast line stations at Wilmslow and Macclesfield place London Euston under two hours away and Manchester International Airport is about 20 minutes' drive away.

#### About this property

The Farm House is an outstanding high specification country house which offers exceptional comfort and 'state of the art' living within a comprehensively restored and extended Cheshire farmhouse.

The beautifully presented interior features a Linn integrated audio system, natural stone and wood flooring, contemporary fireplaces, a SieMatic kitchen with Gaggenau and Miele integrated appliances within the living dining kitchen, Philippe Starck Duravit sanitary ware and an Aquavision TV in the en suite bathroom.

The double oak front door opens into a large hallway with a contemporary glass and timber staircase, limestone flooring and a cloakroom with a contemporary Duravit suite.

Double doors open to the superb drawing room with a triple aspect over the gardens and two sets of French doors opening to the west facing terrace. A contemporary fireplace with a living gas fire is inset in the wall and this room was originally configured to include a dining area.

The second reception room lies to the left of the hall and is currently used as an impressive home office. Flooded with natural light from a sky light and its dual aspect this is a great multi-purpose room, alternatively suited to a gym, playroom or formal separate dining room.







The living dining kitchen includes high end SieMatic cupboards and a peninsula glass topped breakfast bar, granite surfaces and integrated Gaggenau and Miele appliances. Limestone flooring extends throughout and into the sitting room area with its dual aspect and contemporary living flame gas fire. The dining area lies within a side bay with a two sets of French doors to the landscaped side garden with a waterfall wall feature and decked outside dining area. A skylight above floods the area with natural light.

A great boot room/utility room lies off the family room area and has an outside door. This is a super entrance for children or pets and includes plumbing for a washer and dryer with a sink and a comprehensive range of cupboards. A hot water shower is located outside this entrance.

The principal bedroom suite lies off the gallery landing and includes a range of Davies Shaw bespoke wardrobes to the dual aspect vaulted bedroom area with French doors and a Juliet balcony overlooking the gardens and fields beyond. The en suite is superb with limestone flooring, a Philippe Starck Duravit suite and an Aquavision tile TV alongside the double ended bath and a separate walk in shower. French doors open to a Juliet Balcony.

There are three further double bedrooms including a guest bedroom with fitted wardrobes and an en suite bathroom with a Duravit suite and an over-bath shower. The two remaining double bedrooms share a well-appointed house bathroom with a Duravit suite including a bath and over-bath shower. The larger

of the two bedrooms has a dressing area with fitted wardrobes.

The house driveway lies behind an automated gated entrance and leads to the double garage with twin automatic doors. An internal staircase leads up to a first floor room which is presently used for storage but would lend itself to conversion to a home office away from the house.

The gardens are beautifully landscaped to the south and west of the house with a decked area alongside the kitchen entrance and the aforementioned water feature. Stone terraces and a further decked area with a well-stocked shrubbery flank a pathway leading through to the 2 acre paddock to the side. A naturally fed pond lies beyond the gated entrance to the gardens. The paddock also has a gated entrance from Macclesfield Road. An outside lighting system and security system are installed.

**Tenure**  
Leasehold

**Local Authority**  
Ceshire East

**Viewing**  
Strictly by appointment with Savills















**The Farmhouse, Dunge Farm, Over Alderley, Cheshire SK10 4SN**

**Gross internal area (approx)** 243.13 sq m / 2617.03 sq ft

**Outbuildings** 39.32 sq m / 423.23 sq ft plus first floor

**Total** 282.45 sq m / 3040.26 sq ft

Mark Holden

Savills Wilmslow

01625 417450

mholden@savills.com

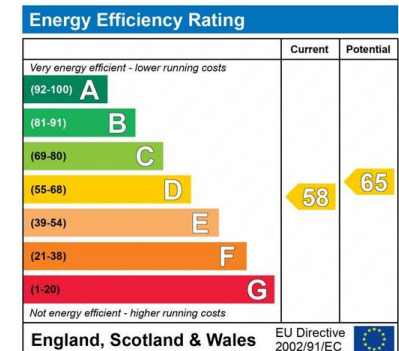


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For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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