

Camolin, Mottram Road, Alderley Edge



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

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A UNIQUE CONTEMPORARY STYLE DETACHED FAMILY HOUSE WITHIN A SHORT DISTANCE OF THE VILLAGE CENTRE ENJOYING VIEWS ACROSS ALDERLEY EDGE CRICKET CLUB

Camolin occupies a highly desirable and sought after location within a few minutes walk of Alderley Edge village and enjoying a delightful open outlook to the front across Alderley Edge cricket ground. The village offers a good range of shopping including Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well known beauty spot of historical importance with excellent walks. The motorway network system is within easy access is Manchester International Airport, local and commuter rail links to Manchester and London.

Camolin has been individually designed and constructed in a contemporary style with sympathetic detailing of the neighbouring period properties. The accommodation has been carefully planned and benefits from a wet under floor gas central heating system and high quality fittings and materials throughout. Detailing includes traditional style arched windows with maple skirting, internal doors and window surrounds. The flooring is a tasteful balance of stone, tiles, slate and natural wood. Rooms of particular note include the ground floor drawing room with traditional style stone gas fireplace, study off, living family room open to the breakfast kitchen with high quality maple and high gloss units with integrated appliances. To the upper floors there are 5 bedrooms, 4

bathrooms, 3 en-suite. To fully appreciate the charm and appeal of Camolin and its setting a personal inspection is strongly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Almost immediately opposite NatWest Bank turn left into Chapel Road. Continue along Chapel Road which becomes Mottram Road and after a short distance turn right up Swiss Hill. The rear access to Camolin is the second driveway on the left hand side.

Panelled front door with leaded glass panel leading to enclosed front porch with exposed brick walls, tiled wood effect flooring, glazed roof, built in storage cup, drawers and hanging fittings. Natural maple door with glazed panels leading to

DRAWING ROOM 24'2 x 20'5 (7.37m x 6.22m)

With tiled wood effect flooring, traditional style stone fireplace with living flame gas fire, bay window, built in shelving and cupboards. LED lighting.

STUDY 12'3 x 11'9 (3.73m x 3.58m)

With tiled flooring, LED lighting.

UTILITY ROOM

With base units, stainless steel double bowl single drainer sink unit with chrome mixer tap, plumbing for washing machine and dryer. Shelving. LED lighting.

CLOAKROOM OFF

With contemporary style fittings with low level wc, wall mounted wash basin, tiled floor and walls, LED lighting.

Staircase from drawing room with stone steps leading to

FAMILY RECEPTION AREA 23'3 x 13'10 (7.09m x 4.22m)

With slate flagged floor, vaulted partly glazed ceiling, large built in storage cupboards, feature galleried area with vaulted ceiling and arch window. Double French doors to rear stone flagged patio. Feature exposed brick walls.

DINING KITCHEN 22'2 x 11' (6.76m x 3.35m)

With slate flagged floor, French door to outside, attractive natural wood and high gloss base and wall units, deep granite worksurfaces, one and a half bowl sink with chrome mixer tap and independent reverse osmosis system. Feature exposed brick walls. Recess incorporating brushed steel American style fridge freezer with ice making machine, brushed steel electric oven and microwave, 5 burner gas hob with extractor hood above, integrated Miele dishwasher, wine cooler, breakfast bar.

Staircase with slate tiled floor leading to landing with slate tiled floor, LED lighting.

MASTER BEDROOM 13'7 x 11'10 (4.14m x 3.61m)

With feature arched windows, slate tiled flooring, built in wardrobes with bevelled mirror door. Walk in dressing room with excellent range of contemporary style built in wardrobes with sliding doors, slate and natural oak flooring, LED lighting.

WET ROOM EN-SUITE

With contemporary style fittings with tiled floor and walls, wet area with wall mounted chrome shower head and further hand held chrome shower, glass screen and door, vanity wash hand basin with cupboards below, low level wc with integrated cistern, LED lighting. Chrome electric wall mounted radiator.

BEDROOM TWO 13'10 x 12' (4.22m x 3.66m)

With slate tiled floor, feature arched window, LED lighting.

FAMILY BATHROOM

With high quality ceramic tiling and slate tiled floor, contemporary fittings with tiled panelled bath with chrome shower above and glass screen and further hand held chrome shower, low level wc, vanity wash hand basin with cupboard below, chrome electric towel rail, LED lighting.

Staircase with slate tiling leading to

GALLERIED LANDING

With attractive natural wood and glass

balustrade.

BEDROOM FIVE/GYM 12' x 9'8 (3.66m x 2.95m)

With natural wood flooring, central heating radiator, deep storage containing gas central heating boiler and lagged cylinder with immersion, with sliding mirror doors. Feature arched windows. Vaulted ceiling, LED lighting & electric Velux window.

Staircase with slate tiled flooring leading to

UPPER LANDING

With natural Maple wood flooring, built in storage cupboard, LED lighting.

BEDROOM THREE 16'2 x 13'8 (4.93m x 4.17m)

With natural flooring, vaulted ceiling with exposed glazed gable with exposed beams. Built in wardrobe. Deep storage area.

SHOWER ROOM EN-SUITE

With natural Maple wood flooring, low level wc, vanity wash hand basin with chrome mixer tap and drawers below, fully tiled shower cubicle with curved glass doors and chrome shower fittings. Chrome electric towel rail, LED lighting. Deep storage area.

BEDROOM FOUR 18'4 x 11'10 (5.59m x 3.61m)

With feature vaulted ceiling, natural wood flooring, good range of built in natural Maple wood wardrobes with bevelled mirror door. LED lighting.

SHOWER ROOM EN-SUITE

With natural Maple wood flooring, fully tiled

shower cubicle with sliding glazed doors and chrome fittings, vanity wash hand basin with chrome mixer tap, low level wc, chrome electric towel rail, deep storage area.

DETACHED BRICK GARAGE 18'10 x 18'6 (5.74m x 5.64m)

With electrically operated up and over door, light and power, storage mezzanine.

ATTACHED CAR PORT 21' x 10' (6.40m x 3.05m)

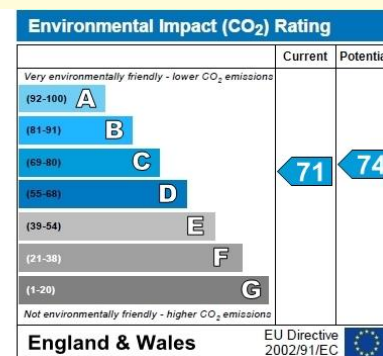
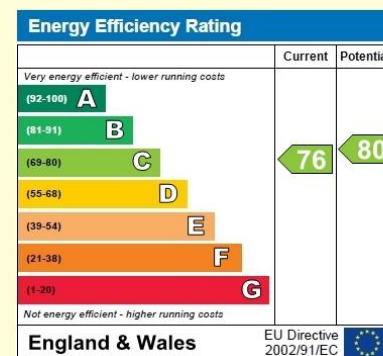
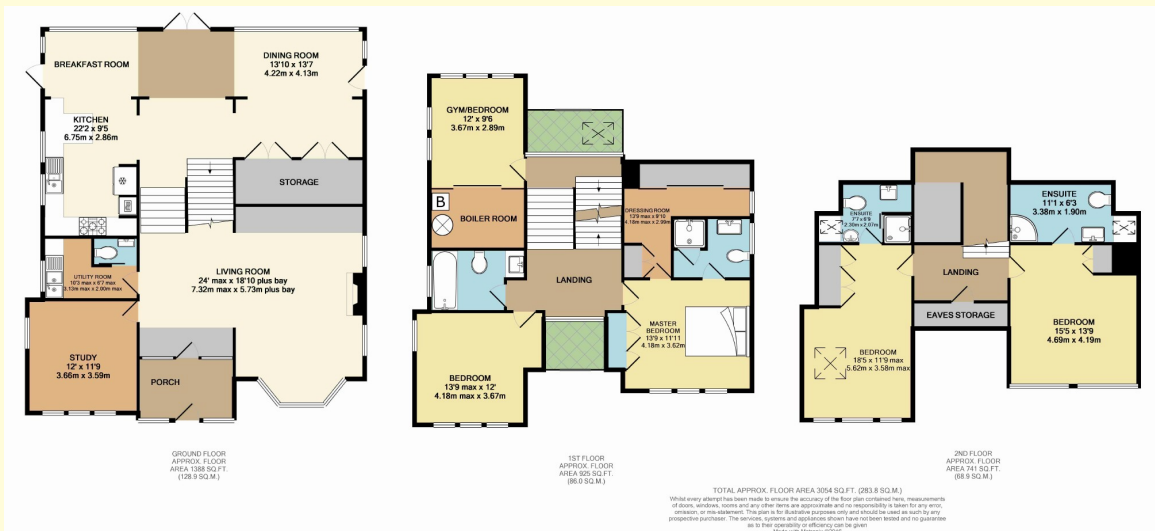
OUTSIDE

Vehicular access is approached off Swiss Hill with natural oak electrically operated double gates with stone pillars with a stone set driveway providing excellent parking facilities with circular electric turntable. Detached brick garage.

Delightful grounds surrounding the property. Terraced to the rear with feature stone walling and stone steps leading to rear stone flagged patio. Side raised stone flagged patio area with stone steps leading to further side garden. Front garden with mature trees and shrubs with stone steps leading to gate with security access leading on to Mottram Road. Delightful views to the front across Alderley Edge cricket club and grounds and the village beyond.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION



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