

Somerford Court, Birtles Hall, Over Alderley



Andrew J Nowell
& Company

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A LUXURIOUS AND SPACIOUS FIRST FLOOR APARTMENT ENJOYING WONDERFUL OPEN SOUTHERLY VIEWS IN THIS IMPOSING GRADE II LISTED COUNTRY HOUSE

Birtles Hall is an impressive Grade II listed country house which was believed to have been built in 1790 for the Hibbert family. The hall has been tastefully and sympathetically restored retaining the majority of its original features and being split into 6 luxurious apartments. Somerford Court is located in the first floor and enjoys a south westerly aspect across the formal grounds and views beyond. This idyllic location is within 5-10 minutes drive of the centres of Alderley Edge, Prestbury, Macclesfield and Wilmslow, offering a good range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close to hand.

Internally, Somerford Court offers well balanced, spacious well proportioned rooms with high ceilings retaining many period features which has been tastefully upgraded with the highest quality of fittings throughout. Features of particular note include the dining kitchen with bespoke traditional style oak units from Tom Howley with deep marble worksurfaces and integrated Miele appliances. The main bedroom has a bespoke walk in dressing room with handmade oak inlaid wardrobes and chest of drawers, high quality bathrooms. The principal drawing room has a semi circular impressive bow window with large

sash windows that flood the room with light and window seating and traditional style fireplace. There is a officer/snug/bedroom three and guest bedroom with en-suite bathroom, dressing room leading to balcony/roof garden with stone balustrades. There is access to the second floor which enjoys the same footprint of the apartment which could provide further extensive accommodation/storage if required. The property benefits from a comprehensive gas heating system and to fully appreciate the appeal and quality a personal inspection is highly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road in a Southerly direction. Almost immediately opposite the De Trafford Arms Hotel turn left up Macclesfield Road past The Wizard Inn and after approximately 2 miles turn right where the road bends sharply to the left by the Old Smithy into Birtles Lane. Proceed along Birtles Lane for approximately 1 mile and the driveway to the hall will be found on the right hand side. Proceed along the driveway bearing right towards the hall, bear left into the visitors carpark and proceed to the main entrance of the hall.

Impressive covered entrance porch with stone pillars, entry phone system with double hardwood and glazed doors leading to

OVAL ENTRANCE LOBBY

With four display alcoved, wall light points and hardwood doors leading to main reception hall.

MAIN RECEPTION HALL

Polished hardwood flooring, traditional style cast iron radiator, wall light points, impressive stone turning flight floating staircase leading to

UPPER GALLERIED LANDING

With feature circular roof lantern. Hardwood panelled front door leading to Somerford Court.

MAIN HALLWAY

With large Venetian style completely glass panelled wall, central heating radiators with covers, etched glass lightwell, recess with bespoke natural oak drinks cupboard with integrated fridge and marble worksurface and smoked mirrored wall, wall light points.

PRINCIPAL DRAWING ROOM 23' x 21'6 (7.01m x 6.55m)

With attractive semi circular bay with large sash window with window seating, 2 cast iron traditional style radiators and 2 further central heating radiators with covers, traditional style fireplace with marble inset with granite hearth, living gas fire, attractive plasterwork and cornicing, wall light points.

OFFICE/SNUG/BEDROOM THREE 13'8 x 12'10 (4.17m x 3.91m)

Double doors from reception hallway. With

traditional style fireplace with marble inset and hearth, living gas fire, central heating radiator with cover, large sash window with window seat and cast iron central heating radiator below. Detailed cornicing and plasterwork.

DINING KITCHEN 18' x 10' (5.49m x 3.05m)

With bespoke oak traditional style hand crafted units from Tom Howley with crystal cut glass handles with deep marble worksurfaces, stainless steel sink with mixer tap, integrated Miele appliances including electric oven, 5 ring hob with extractor hood above, wine cooler, fridge with freezer below, recess containing Panasonic plasma screen, dishwasher, central heating radiator integrated into the kitchen units, marble tiled flooring, large sash window with window seat.

UTILITY ROOM OFF 9'9 x 5'7 (2.97m x 1.70m)

With natural oak base and wall units, deep marble worksurfaces, ceramic deep sink with mixer tap, Miele microwave, boiler cupboard with wall mounted Vaillant gas central heating boiler.

MASTER BEDROOM SUITE

With entrance lobby with smoked Venetian style mirror wall.

Master dressing room 11'8 x 16'1 (3.56m x 4.90m)

With elegant entrance through to bespoke stunning hand crafted durr oak with inlaid walnut period style wardrobes with crystal hand cut glass door handles, integrated drawers with intricate inlay, fitted bevelled mirror, hanging fittings and shelving. Built in double walk in wardrobe/

storage cupboard with tiled flooring, plumbing for washing machine, space for dryer and further shelf.

Master bedroom 16'1 x 12'9 (4.90m x 3.89m)

With 2 large sash windows with window seats, 2 traditional style cast iron radiators, further central heating radiator with cover.

Master bathroom en-suite

With traditional fittings with marble tiled floor and walls with marble panelled bath, chrome wall mounted shower with glass shower screen, fitted bevelled mirror, pedestal wash hand basin with integrated chrome mixer tap, low level wc, chrome central heating towel rail and radiator, underfloor heating, fitted medicine cabinet with mirror.

GUEST SUITE/BEDROOM TWO

With dressing area with bespoke built in wardrobes, original 18th century double panelled Spanish mahogany doors with half moon fanlight above leading to guest bedroom.

Guest bedroom 18' x 12' (5.49m x 3.66m)

With traditional style fireplace with marble inset, tiled hearth and cast iron grate. Central heating radiator with cover, large sash window with window seat and cast iron central heating radiator below. Sash window leading to attractive balcony/roof garden.

En-suite shower room

With marble tiled floor and walls, fully tiled shower cubicle with chrome power shower fittings and curved glass doors, pedestal wash hand basin with chrome mixer tap, chrome central

heating towel rail and underfloor heating.

BALCONY GARDEN

With stone balustrades with wonderful southerly views across croquet lawn, garden & parkland beyond.

From the utility room there is access via a retractable ladder to the loft rooms with roof windows for natural light and a door leading onto the roof taking the countryside views. The loft enjoys the same footprint as the apartment and could be developed to create extensive additional accommodation/storage if required.

OUTSIDE

The property is approached via a long sweeping driveway through parkland which leads to the property where there is excellent visitors parking to the side. The driveway leads to the rear of the property where Somerford Court has its own brick garage and also an individual covered car port. The impressive fully maintained mature gardens and grounds extend to approximately 13 acres or thereabouts and Somerford Court being part of the main hall building along with the other 5 apartments has exclusive usage of the main gardens and grounds and shared usage of the beautiful original Japanese garden and woodland area. There are wonderful views from the apartment across the surrounding mature grounds and open countryside 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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