

The Quinta, Beechfield Road, Alderley Edge



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The Quinta, Beechfield Road, Alderley Edge

AN IMPRESSIVE AND INDIVIDUAL DETACHED VICTORIAN RESIDENCE SET IN EXTENSIVE MATURE GROUNDS OF APPROXIMATELY THREE-QUARTERS OF AN ACRE OR THEREABOUTS.

The property is located in the highly desirable and sought after quiet location of Beechfield Road, which has access onto the open National Trust Land with wonderful walks across the immediate open countryside and The Edge and is also within a short walk of the village centre. Alderley Edge village is within a short walk, offering a good range of shopping including the 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, as is Manchester International Airport, local and commuter rail links to Manchester and London.

The Quinta is a substantial detached Victorian dwelling offering spacious, versatile accommodation. The property is constructed out of brick with part-rendered elevations under a stone flagged roof. Internally, the property has a wealth of original period features including natural oak flooring, panelled doors, cast iron radiators and period open fireplaces. Rooms of particular note include the ballroom/games room with full-height vaulted ceiling with exposed beams and leaded stained glass windows, the three-quarter oak panelled formal dining room with Minster stone open fireplace and drawing room with period fireplace and French doors opening to a covered loggia. There are three further reception rooms and breakfast kitchen with Aga. To the first floor, which has an impressive galleried landing there are six bedrooms, three bathrooms, two en-suite with second floor self-contained one bedroom flat. The cellars have a lower media room, utility, boiler and storage. There is a comprehensive gas heating system and to fully appreciate the full charm and appeal a personal inspection is highly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. After a short distance turn left into Beechfield Road and follow the road round to the right and The Quinta will be found towards the top of the road on the left hand side.

In further detail the property comprises:

STUDED SOLID OAK FRONT DOOR

Leading to entrance vestibule with quarry tiled flooring.

RECEPTION HALLWAY 31'8 x 10' (plus deep door recess) (9.65m x 3.05m (plus deep door recess))

Natural oak parquet flooring, three quarter natural oak panelled walls with oak surround fireplace with stone and brick inset. Turning flight solid oak staircase with oak balustrade and carved oak insert. Cast iron traditional-style radiator.

CLOAKROOM/BOOT ROOM

With cast iron central heating radiator, vanity wash hand basin with marble top and double cupboard below.

SEPARATE WC OFF

With low level suite.

PRINCIPAL DRAWING ROOM 23'4 x 17' (7.11m x 5.18m)

With natural oak flooring, attractive bay, traditional-style stone fireplace with stone hearth and open grate, double French doors to covered loggia with glass side panels leading to the side garden. Traditional-style cast iron radiator.

BUTLER'S KITCHEN 17' x 8'9 (5.18m x 2.67m)

With base and wall units, tiled worksurfaces, recess with electric cooker point, resin one and a half bowl single

drainer sink unit, plumbing for dishwasher, cast iron traditional-style radiator.

FORMAL DINING ROOM 20'8 x 16'9 (6.30m x 5.11m)

With natural oak parquet flooring, Minster stone traditional-style open fireplace, three quarter height natural oak panelled walls, traditional-style cast iron radiator.

SIDE HALLWAY

With natural oak parquet flooring.

BALLROOM/GAMES ROOM 34' x 25' (10.36m x 7.62m)

With natural oak parquet flooring, vaulted ceiling with exposed beams, attractive bay window with leaded stained glass, feature period fireplace with carved oak mantel and stone surround and carving, stone hearth and open cast iron grate. Three central heating radiators, leaded stained glass windows, stairs leading to the basement.

REAR HALLWAY

With second staircase leading to the first floor. Door to outside and door to cellars.

BUTLER'S PANTRY 10' x 10' (3.05m x 3.05m)

With period natural wood base units and matching tall cupboards with glazed doors, cast iron traditional-style radiator.

MORNING ROOM 20'8 x 15'3 (6.30m x 4.65m)

With window seat with central heating radiator below, natural wood fireplace with tiled inset and hearth and open grate.

BREAKFAST ROOM 15'9 x 12' (4.80m x 3.66m)

With natural oak polished flooring, cast iron traditional-style radiator, tiled walls, built-in double cupboard with drawers below and further built-in cupboard.

BREAKFAST KITCHEN 22'5 x 11' (6.83m x 3.35m)

With bespoke traditional-style base and wall units, deep granite worksurfaces, porcelain deep sink with mixer tap, tiled recess incorporating Aga, Neff electric oven and four ring gas hob, polished oak flooring, larder cupboard with twin integrated fridge and freezers below.

SIDE PORCH

With quarry tiled floor and door to outside.

FIRST FLOOR

Which is approached from the reception hallway with a turning flight natural oak staircase.

SPACIOUS GALLERIED LANDING 36' x 16'4 (10.97m x 4.98m)

With natural oak parquet flooring in a herringbone style, cast iron traditional-style radiator.

WALK-IN LINEN ROOM

With built in traditional-style cupboards.

MASTER BEDROOM ONE 19'6 x 17'10 (5.94m x 5.44m)

With two traditional-style cast iron radiators, excellent range of built-in wardrobes with hanging fittings and drawers.

BATHROOM EN-SUITE

With traditional fittings with panelled bath with chrome shower above with glass screen, vanity wash hand basin with marble surround and double cupboard below, low level wc, chrome towel rail with integrated central heating radiator, tiled walls, further chrome towel rail.

BEDROOM TWO 18' x 18' (5.49m x 5.49m)

With natural wood fireplace with tiled inset, cast iron traditional-style radiator.

BATHROOM EN-SUITE

Also accessed from the landing. With tiled panelled bath with chrome shower above, low level wc, porcelain vanity wash hand basin with porcelain feet and integrated chrome mixer tap, traditional-style cast iron radiator, tiled walls.

BEDROOM THREE 14 x 13'8 (0.36m x 4.17m)

With traditional-style fireplace with tiled inset, built-in double wardrobe with cupboard above and hanging fittings, traditional-style cast iron radiator.

BEDROOM FOUR 15'4 x 11'10 (4.67m x 3.61m)

With natural wood fireplace with tiled inset, traditional-style cast iron radiator.

FAMILY BATHROOM

With traditional fittings with tiled panelled bath with chrome mixer tap and shower fittings, pedestal wash hand basin, low level wc, fully tiled shower cubicle with chrome fittings and glass folding door, chrome central heating towel rail with integrated radiator, tiled walls and floor, further chrome central heating towel rail.

BEDROOM FIVE 14' x 13' (4.27m x 3.96m)

With fireplace with tiled inset, built in double wardrobe, cast iron central heating radiator.

BEDROOM SIX 14'5 x 14' (4.39m x 4.27m)

With natural wood fireplace with marble inset and hearth, traditional-style cast iron radiator, good range of fitted and built-in wardrobes.

SECOND FLOOR

SELF-CONTAINED GUEST SUITE

LANDING

With cast iron traditional-style radiator.

LIVING/DINING ROOM 16'4 x 15'4 (4.98m x 4.67m)

With cast iron fireplace.

BEDROOM 19'1 x 10'6 (5.82m x 3.20m)

With cast iron fireplace.

KITCHEN 14' x 11' (4.27m x 3.35m)

With base and wall units, stainless steel double drainer sink unit, electric cooker point, cast iron fireplace.

BATHROOM

With panelled bath, pedestal wash hand basin, low level wc, tiled walls.

CELLARS/BASEMENT

MEDIA ROOM 20'2 x 16'9 (6.15m x 5.11m)

With central heating radiator with access off the ballroom/snooker room. Feature curved external window.

INNER HALLWAY AREA

With wine store.

BOILER ROOM OFF

With wall-mounted gas central heating boiler.

WALK-IN STOREROOM

COLD ROOM

With stone slab.

PANTRY/STOREROOM OFF

FREEZER ROOM/GROUND FLOOR UTILITY

With stainless steel double drainer double bowl sink unit with base unit.

GROUND FLOOR

CLOAKROOM

With low-level wc, wall-mounted wash hand basin, central heating towel rail, tiled walls.

OUTSIDE

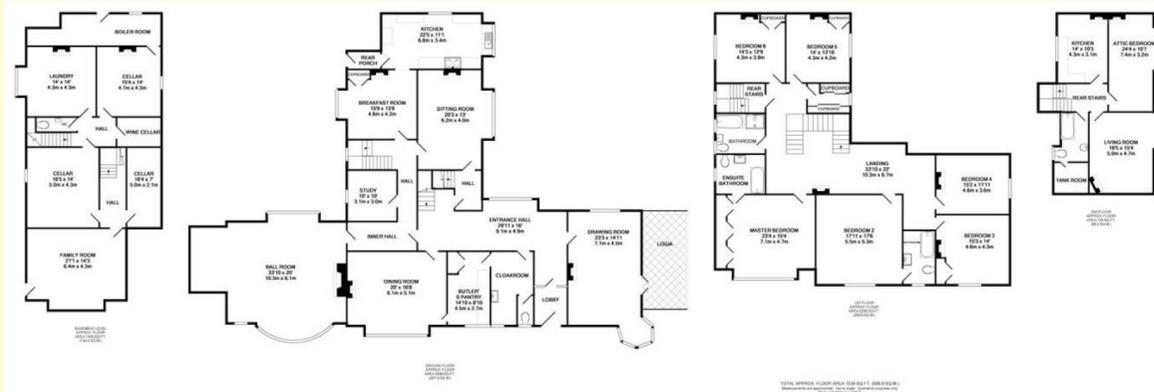
The property is approached through brick walling with double wrought iron gates with a sweeping tarmac driveway leading to the front and rear of the property, providing excellent parking facilities. The extensive mature grounds are mainly to the front and side with lawns, mature trees, rhododendron bushes and hedging.

DETACHED BRICK TRIPLE GARAGE 28'10 x 19' (8.79m x 5.79m)

Which is approached off Beechfield Road with a rear personal door. Triple electrically operated up-and-over doors.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F	24		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(63-80) C			
(55-68) D			
(39-54) E			52
(21-38) F			
(1-20) G	17		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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