

The Old Vicarage, Birtles Lane, Over Alderley



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A CHARMING DETACHED PERIOD VICARAGE, TASTEFULLY EXTENDED AND REMODELLED, OCCUPYING AN IDYLIC RURAL LOCATION WITH WONDERFUL VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.

The Old Vicarage has been carefully and tastefully refurbished and remodelled by the current owners, occupying an idyllic rural location in Over Alderley. The locality has the charming period church, renowned public house, The Wizard Inn, and wonderful local walks across the surrounding countryside including The Edge, a well-known beauty spot of historical importance. Alderley Edge village is within five minutes' drive, offering a good range of shopping, including Waitrose supermarket, stylish boutiques and fine restaurants. There are excellent local and private schooling and the motorway network system is within easy access as is Manchester International Airport, commuter and inter-city rail links to Manchester and London.

The property occupies a charming elevated location enjoying wonderful open south to south-westerly views across the immediate countryside towards Jodrell Bank and the Welsh Hills. The Old Vicarage has been tastefully and sympathetically extended and remodelled, with a tasteful balance of period and contemporary fittings. Features of particular note on the ground floor include the large living dining kitchen with partly vaulted ceiling and glass A-frame gable enjoying the full aspect of the location. The high quality bespoke kitchen fittings with integrated appliances. In addition, there is the principal drawing room, two further reception rooms with period fireplaces and a tasteful balance of tiled and natural wood flooring. To the first and second floors there are six bedrooms, master suite with dressing room

and bathroom off, two further bathrooms and washroom which has provision for a shower, with bespoke sanitary ware and quality tiling. The property benefits from a comprehensive oil 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. Towards the end of the village turn left up the Macclesfield Road (B5087). Continue up Macclesfield Road past The Wizard Inn and after approximately 2 miles where the road bends sharply to the left turn right into Birtles Lane by The Black Greyhound Smithy. Continue along Birtles Lane for approximately 1 mile and the driveway to The Old Vicarage will be found immediately after passing the church on the right hand side. Proceed into the private driveway and turn right into The Old Vicarage's private driveway.

In further detail the accommodation comprises:

Arched panelled front door with upper fan light, quarry tiled floor in a herringbone pattern, central heating radiator. Panelled door leading to

RECEPTION HALLWAY 16'2 x 15' (4.93m x 4.57m)

With natural wood parquet flooring, cornicing, downlighting, central heating radiator.

DRAWING ROOM 20'5 x 14' (6.22m x 4.27m)

With traditional-style fireplace with slate inset and hearth with open grate, central heating radiator, bay window with double French doors to raised stone flagged patio, ceiling speakers.

STUDY/FAMILY ROOM 17' x 14'9 (5.18m x 4.50m)

With traditional-style fireplace with brick inset and slate hearth with cast iron multi-fuel stove, built-in bespoke bookshelves to either side, two central heating radiators, double French doors to side garden.

SITTING ROOM 15' x 12' (4.57m x 3.66m)

With central heating radiator.

INNER HALLWAY

With turning flight staircase to the first floor with stone steps leading down to half cellar. Central heating radiator, tiled flooring, door to

REAR PORCH/BOOT ROOM

With tiled floor with underfloor heating, hanging fittings, attractive natural oak door leading to cupboard. Rear porch.

CLOAKROOM

With low level wc, wall mounted wash basin with chrome mixer tap, central heating radiator, tiled flooring.

UTILITY ROOM/BOILER ROOM 8'4 x 7' (2.54m x 2.13m)

With base unit, integrated stainless steel single bowl sink, plumbing for washing machine, space for dryer, Worcester oil-fired central heating boiler, central heating radiator, downlighting.

LIVING DINING KITCHEN

LIVING KITCHEN AREA 20'3 x 16'2 (6.17m x 4.93m)

With tiled flooring with underfloor heating, bespoke base and wall units, stainless steel and natural stone work surfaces, single sink and drainer, integrated dishwasher, central island with stone work surface, induction hob with extractor hood above, twin Neff electric double ovens, integrated tall cupboard incorporating integrated pantry cupboard and fridge with freezer. Ceiling speakers, downlighting, open to

DINING ROOM AREA 17' x 11'8 (5.18m x 3.56m)

With vaulted ceiling with exposed beams and trusses, tiled flooring with underfloor heating, exposed A-frame gable and further double French doors to raised stone flagged patio. Wiring for wall speakers.

FIRST FLOOR

Which is approached from the inner hallway via a turning flight staircase.

HALF LANDING

With leaded window.

MAIN LANDING

With central heating radiator.

MASTER BEDROOM ONE 16' x 13'10 (4.88m x 4.22m)

With attractive cast iron traditional-style fireplace, two central heating radiators.

DRESSING ROOM 9'8 x 9'5 (2.95m x 2.87m)

With good range of bespoke built-in wardrobes and fitted shelving, cast iron period fireplace, downlighting, central heating radiator.

WET ROOM EN-SUITE

With fully-tiled wet area with glass screen and ceiling mounted chrome shower head, low level wc with integrated cistern, twin vanity wash hand basins with chrome mixer taps, tiled walls, fitted mirror, tiled floor with underfloor heating, chrome central heating towel rail, ceiling speakers.

BEDROOM TWO 17'1 x 14' (5.21m x 4.27m)

With period cast iron fireplace, two central heating radiators.

INTERCONNECTING FAMILY BATHROOM (also accessed from the main landing)

With Villeroy & Boch tiled panelled bath with integrated chrome shower, vanity wash hand basin, low level wc with integrated cistern, fully tiled shower cubicle with sliding glass doors and chrome fittings, chrome central heating towel rail, tiled floor and walls, exposed natural beams, ceiling speakers, fitted mirror.

BEDROOM THREE 15'2 x 13'1 (4.62m x 3.99m)

With cast iron period fireplace, central heating radiator.

EN-SUITE WASHROOM

With low level wc, wall mounted wash basin, chrome central heating towel rail, hanging fittings (with plumbing and provision for a shower).

BEDROOM FOUR/GUEST BEDROOM 15'1 x 12' (4.60m x 3.66m)

With central heating radiator, cast iron period fireplace, built-in double wardrobe.

SECOND FLOOR

Which is approached from the main landing via a turning flight staircase.

HALF LANDING

With leaded window.

UPPER LANDING

With central heating radiator.

BEDROOM FIVE (SPLIT LEVEL) 16'4 x 15'3 (4.98m x 4.65m)

With central heating radiator.

BEDROOM SIX 18' x 12'4 (5.49m x 3.76m)

With two central heating radiators.

FAMILY BATHROOM TWO 11' x 10' (3.35m x 3.05m)

With fully tiled shower cubicle with sliding doors and chrome shower fittings, vanity wash hand basin with chrome mixer tap, low level wc with integrated cistern, chrome central heating towel rail and further central heating radiator, tiled floor, built-in airing cupboard with pressurised lagged cylinder.

OUTSIDE

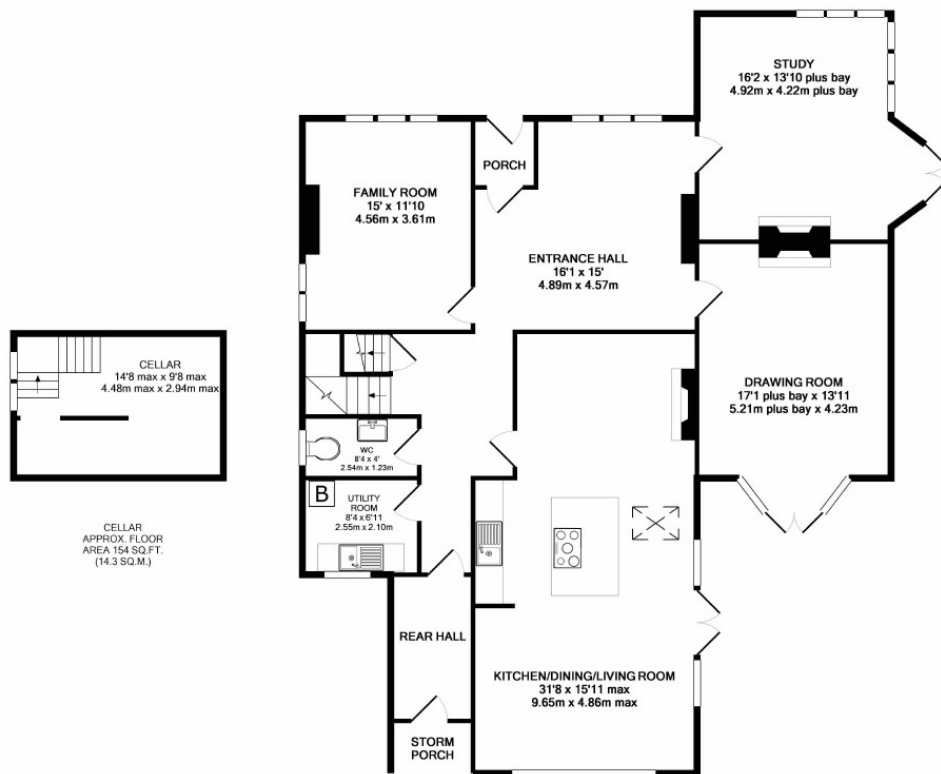
The property is approached via a driveway bordered by dry stone walling and stone sets, providing good parking facilities and leading to a detached brick garage. The formal grounds of approximately ½ acre surround the property with sweeping lawns, mature trees and hedging with raised York stone flagged patio. Wonderful open south to south-westerly views across the surrounding countryside and towards Jodrell Bank and the Welsh Hills beyond.

DETACHED BRICK GARAGE 13'3 deep x 10'5 wide (4.04m deep x 3.18m wide)

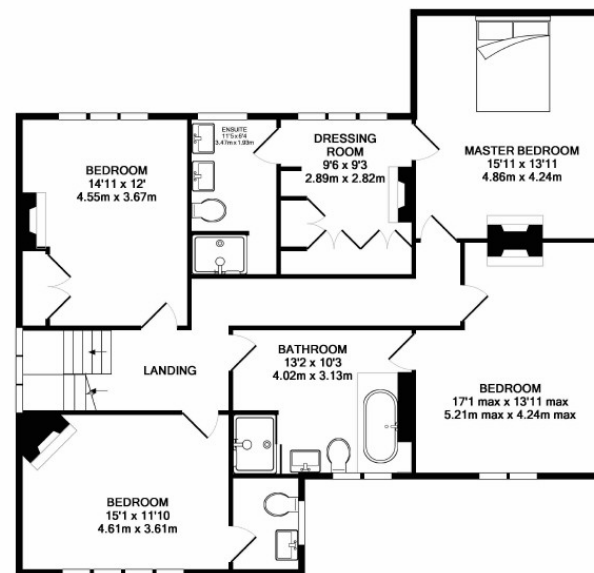
GARDEN STORE TO THE SIDE

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

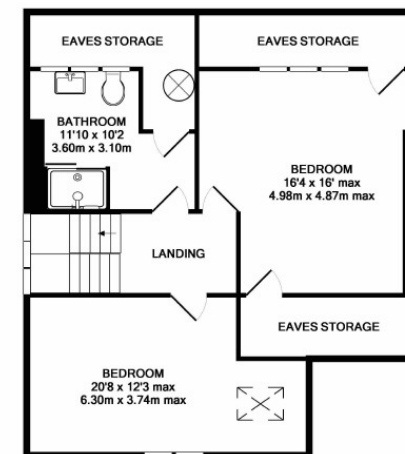
VACANT POSSESSION UPON COMPLETION



GROUND FLOOR
APPROX. FLOOR
AREA 1702 SQ.FT.
(158.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1310 SQ.FT.
(121.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 810 SQ.FT.
(75.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3976 SQ.FT. (369.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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