

**6 Ivy House, Merrymans Lane, Alderley Edge**  
**Guide Price £449,500**



**Andrew J Nowell**  
& Company

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## 6 Ivy House, Merrymans Lane, Alderley Edge

**AN ATTRACTIVE INDIVIDUAL MEWS HOUSE IN THIS SECURE, GATED DEVELOPMENT ON THE OUTSKIRTS OF ALDERLEY EDGE VILLAGE TASTEFULLY REFURBISHED OFFERING WELL-BALANCED ACCOMMODATION WITH HIGH QUALITY FITTINGS THROUGHOUT.**

An attractive individual mews house in this select, gated development on the outskirts of Alderley Edge village, tastefully refurbished offering well-balanced accommodation with high quality fittings throughout.

Entrance hall, cloakroom, dining kitchen, sitting room, 2 bedrooms, en-suite shower/wet room, dressing room (occasional bedroom 3) and a bathroom.

Driveway providing good parking facilities, oak framed covered parking and a brick garage.

This select development of eight properties in this unique and idyllic location on the outskirts of Alderley Edge enjoying wonderful open views across the surrounding countryside. The village is within five minutes' drive, 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 at hand.

6 Ivy House is a delightful mews cottage in this charming development of apartments and mews houses. The property was developed a number of years ago, taking great care to retain the original charm and character. The current owners have carefully and meticulously remodelled and refurbished the property with high quality kitchen and sanitary ware fittings with bespoke tiling.

The property benefits from a comprehensive gas heating system including a recently installed Vaillant combi boiler and double glazing. Features of particular note include the dining kitchen with high quality units with integrated appliances with archway leading to the main sitting room. The hallway has a cloakroom with wc off. To the first floor there are two/three bedrooms (the third bedroom currently being used as a dressing room), two

bathrooms, one en-suite, both recently refitted with high quality contemporary-style fittings. There is natural wood polished flooring to the principal reception areas and low voltage downlighting throughout. As the property is immaculate throughout it is genuinely ready to move into.

### **DIRECTIONS**

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the first turning left into Ryleys Lane. Continue along Ryleys Lane which becomes the Chelford Road and after approximately 1 mile turn right into Merrymans Lane. Ivy House will be found after a short distance on the right hand side.

In further detail the accommodation comprises:

Panelled front door leading to

### **ENTRANCE HALL**

With downlighting, natural wood flooring, central heating radiator.

### **CLOAKROOM**

With contemporary style fittings with low level wc, vanity wash hand basin with cupboard below, half tiled walls, natural wood flooring, built-in cupboards, central heating radiator.

Double panelled doors with leaded stained glass from the hallway leading to

### **DINING KITCHEN 26' x 8'9 (7.92m x 2.67m)**

With high quality traditional style painted base and wall units, deep granite work surfaces, integrated ceramic one and a half bowl sink with chrome mixer tap, Smeg brushed steel oven with four ring gas hob and extractor

hood above, integrated brushed steel Smeg dishwasher, wine cooler, recess containing brushed steel Smeg American style fridge freezer, Smeg integrated washing machine and separate vented tumble dryer, natural wood polished flooring, downlighting, door to outside and attractive flagged patio area, central heating radiator with cover and further chrome central heating radiator. Arch to

### **SITTING ROOM 18'6 x 12' (5.64m x 3.66m)**

With central heating radiator with cover, natural wood polished flooring, downlighting, staircase to the first floor, built-in under stairs storage cupboard.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM ONE 12'6 x 11'6 (3.81m x 3.51m)**

With central heating radiator, downlighting, attractive arched window.

### **EN-SUITE SHOWER/WET ROOM**

With fully tiled shower cubicle with glass doors and chrome shower fittings, low level wc, pedestal wash hand basin with chrome mixer tap, tiled floor and walls, downlighting, chrome central heating towel rail.

### **BEDROOM TWO 11'4 x 9' (3.45m x 2.74m)**

With range of fitted wardrobes with hanging rails and shelving, central heating radiator.

### **DRESSING ROOM (OCCASIONAL BEDROOM THREE) 8'7 x 6'6 (2.62m x 1.98m)**

With wide range of fitted units with hanging rails, shelving and shoe rack, central heating radiator, downlighting.

## **BATHROOM**

With freestanding bath with floor mounted chrome mixer tap and shower fittings, pedestal wash hand basin, low level wc, chrome central heating towel rail, ceramic tiled floor and walls, downlighting.

## **OUTSIDE**

The property is approached by a tarmacadam driveway providing good parking facilities bordered by hedging with wrought iron gates leading to the private area with brick set drive providing excellent residents and visitors parking.

## **OAK FRAMED COVERED PARKING**

### **BRICK GARAGE 18'8 deep x 10'7 wide (5.69m deep x 3.23m wide)**

With electrically operated up-and-over door, light and power.

Large formal gardens to the rear with lawns, trees, shrubs, hedging, feature fountain and wonderful open views across the surrounding countryside beyond. Various seating and entertaining areas are available.

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**

**Andrew J Nowell  
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