

## Beacon Lodge, Macclesfield Road, Nether Alderley



Andrew J Nowell  
& Company

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## Beacon Lodge, Macclesfield Road, Nether Alderley

A CHARMING FORMER GAMEKEEPER'S COTTAGE CONSTRUCTED OUT OF STONE AND BRICK SET IN LARGE MATURE GROUNDS OF APPROXIMATELY 0.93 ACRE OR THEREABOUTS.

Beacon Lodge occupies a highly desirable and idyllic rural location, surrounded by National Trust land in the heart of the conservation area. The Edge has wonderful walks, the foundations of the historic beacon and the renowned public house, The Wizard Inn. Alderley Edge village offers 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 property has a date stone of 1837 and is constructed out of stone with a stone flagged roof. The name Beacon Lodge is due to the historic foundations of the nearby beacon which was used as a signal to alert the country of the Spanish Armada. The property has been carefully and tastefully extended and remodelled over recent years with great care being taken to retain the original charm and character. Features of particular note include the stone mullion windows, natural wood beams, internal and external doors. The current owners have replaced the windows with hardwood frames with double glazed units and

the property benefits from a comprehensive oil-fired central heating system. 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. Continue up the Macclesfield Road and after approximately one mile Beacon Lodge will be found on the left hand side just before the Wizard Inn.

In further detail the accommodation comprises:

Panelled front door leading to

### ENTRANCE VESTIBULE

With stone flagged floor, central heating radiator.

### DINING ROOM/SITTING ROOM 13'6 x 12'1 (4.11m x 3.68m)

With exposed brick chimney breast with wooden mantle and cast iron multi-fuel stove, central heating radiator.

### RECEPTION HALL/MUSIC ROOM 13'7 x 12' (4.14m x 3.66m)

With two central heating radiators, turning

flight staircase to the first floor.

### BATHROOM/CLOAKROOM

With panelled spa bath with tiled surround and shower over, bidet, low level wc with integrated cistern, wall-mounted wash basin, two chrome towel rails.

### SIDE HALLWAY

With second staircase leading to the first floor.

### LOUNGE 16'2 x 11'7 (4.93m x 3.53m)

With central heating skirting radiators.

### BREAKFAST KITCHEN 18'10 x 11'2 (5.74m x 3.40m)

With modern base and wall units, work surfaces, stainless steel one and a half bowl Franke single drainer sink unit with Franke turbo waste disposal unit, built-in brushed steel electric Neff oven, built-in brushed steel electric double oven, five ring induction hob with extractor hood above, plumbing for dishwasher, plumbing for washing machine, space for dryer, part-tiled walls, tiled flooring, door to outside. Central heating radiator and floor mounted fan assisted radiator.

### BEDROOM FOUR/FAMILY ROOM 11'5 x 10'5 (3.48m x 3.18m)

With central heating radiator.

### SHOWER ROOM OFF

With fully-tiled shower cubicle with chrome

fittings and glass door, wall-mounted wash basin, low level wc with integrated cistern, tiled walls, central heating towel rail, shaver socket.

### **FIRST FLOOR**

Which is approached from the reception hallway.

#### **BEDROOM ONE 13'9 x 10'10 (4.19m x 3.30m)**

With good range of fitted wardrobes, dressing table with drawers below, central heating radiator.

#### **BEDROOM TWO 13'5 x 8'9 (4.09m x 2.67m)**

With central heating radiator, fitted shelving.

#### **BEDROOM THREE 12'1 x 11'5 (3.68m x 3.48m)**

Which is accessed by its own separated stairs, with central heating radiator, fitted shelving, walk-in eaves storage cupboard.

### **OUTSIDE**

There are extensive mature grounds to approximately 0.93 Acre or thereabouts with raised lawns, mature trees, shrubs and flagged patio areas. Built in boiler cupboard with oil-fired central heating boiler, attractive raised York stone flagged patio to the front. There is a 2,500 litre oil storage tank. A timber, electrically operated gate with a gravel driveway providing excellent parking facilities leads to a

#### **DETACHED BRICK GARAGE 20'10 deep x 16'3 wide (6.35m deep x 4.95m wide)**

With light, power and electrically operated up-and-over door ( with steel RSJ which could be used for an engine hoist).

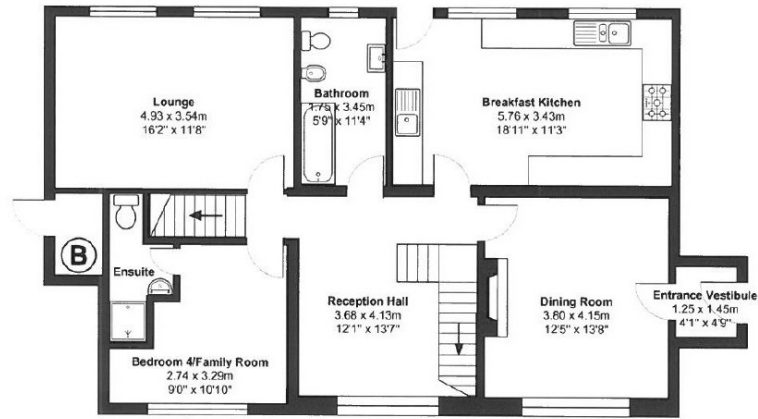
### **BRICK AND TIMBER SHED**

### **FURTHER TIMBER WOOD SHED**

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

Beacon Lodge, Nether Alderley, SK10 4UB



Ground Floor



First Floor



Double Garage

Total Area: 175.4 m<sup>2</sup> ... 1888 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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