

DAVENPORT HOUSE COTTAGE

ALDERLEY EDGE



Andrew J Nowell
& Company

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DAVENPORT HOUSE COTTAGE, CARR LANE, ALDERLEY EDGE, SK9 7SL

A unique period barn in this idyllic setting with grounds of approximately 0.65 acres requiring refurbishing and re modelling.

- Hallway
- Cloakroom/W.C.
- Drawing Room
- Dining Hall
- Kitchen
- Sitting Room
- Utility/Boiler Room
- Three generous bedrooms
- Bathroom with W.C
- Substantial undeveloped attached section
- Extensive mature grounds mainly extending to the rear to approx. 0.65 acres or thereabouts
- Detached Outbuilding

Davenport House Cottage occupies a highly desirable and sought after semi rural location on Carr Lane, Alderley Edge. Set in the grounds of the listed Davenport House Farm in mature grounds and delighted south to south westerly rear aspect. There are delightful local walks, Wilmslow and Alderley Edge Golf Club are nearby. Alderley Edge and Wilmslow centres are within a few minutes drive, offering a good range of shopping including supermarkets, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and the motorway network system is within easy access as is Manchester International Airport, local commuter rail links to Manchester and London.





Davenport House Cottage offers a unique opportunity to acquire a substantial barn in this idyllic setting. The barn is partially converted providing approximately 2,250 sq ft of living accommodation with a substantial unconverted section which would take the overall square footage in excess of 3,000 sq ft. Although the property has a kitchen and bathroom and a gas heating system it requires general updating and remodelling. Features of particular note on the ground floor include the impressive living room, 29' by 19'6" with feature fireplace. The first floor with vaulted ceilings with impressive exposed beams on trusses.

The property is approached by a gravel driveway leading to a front courtyard. There is a structure to the rear which we would anticipate an incoming purchaser would develop into a garage. The main extent of the grounds are to the rear which to approximately 0.65 of an acre enjoying south to south westerly aspect with large natural pond.

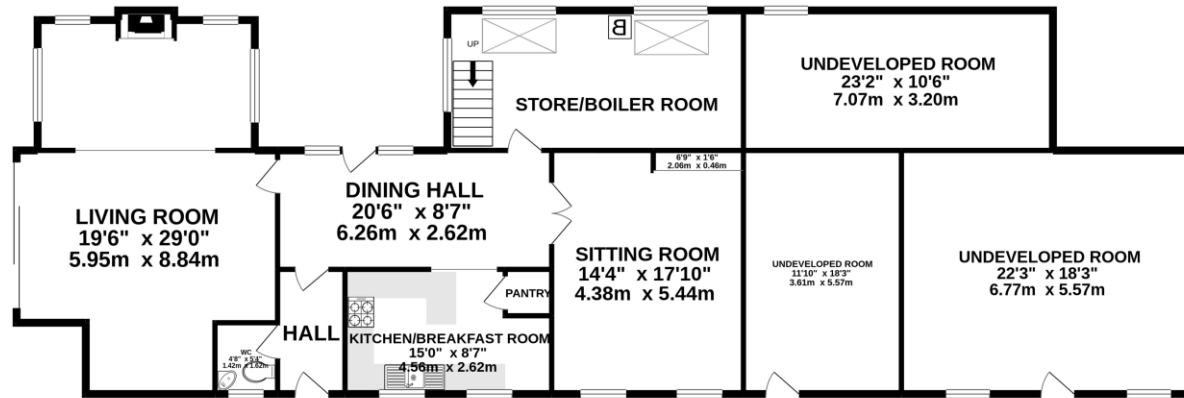
To fully appreciate the appeal and potential of this property a personal inspection is highly recommended.

DIRECTIONS – SK9 7SL

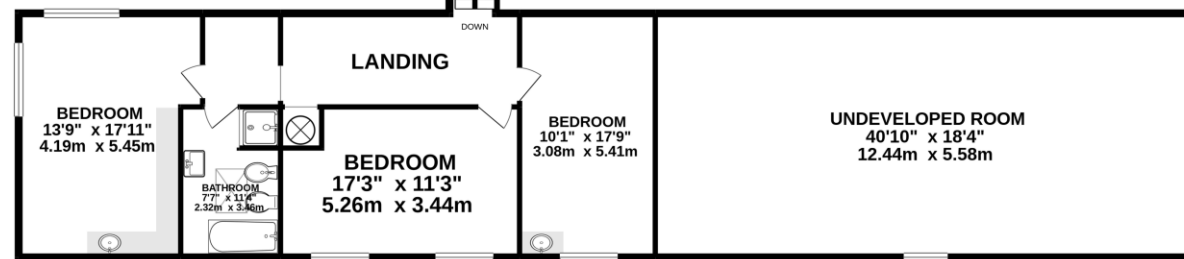
From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane towards Knutsford which becomes Knutsford Road. After approximately 1 mile turn left into Carr Lane. Continue down Carr Lane and Davenport House Farm and Cottage will be found a short distance on right hand side.



GROUND FLOOR
2224 sq.ft. (206.6 sq.m.) approx.



1ST FLOOR
1626 sq.ft. (151.0 sq.m.) approx.



TOTAL FLOOR AREA : 3849 sq.ft. (357.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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