

NORMANS HALL

PRESTBURY



Andrew J Nowell
& Company



NORMANS HALL, CHELFORD ROAD, PRESTBURY, SK10 4PT

An elegant Grade II listed country house set in extensive grounds of just under 11 acres in an elevated setting with far reaching views across the surrounding countryside and the hills beyond.

- Reception Hall
- Cloakroom with W.C.
- 5 Reception Rooms (including impressive drawing room 30ft x 17'6)
- Living Kitchen
- Oak Framed Orangery
- Utility/Laundry Room
- Boot Room
- Ground Floor Guest Suite
- 4 Principle Bedrooms including Master Suite with Dressing Rooms
- 4 Bathrooms (all en-suite)
- Substantial Garaging (quadruple garage) with planning to be converted into a self-contained annex
- Further Oak Framed Outbuilding/Garaging
- Extensive mature formal grounds surrounding the property with carriageway driveway, electrically operated gates
- Bespoke oak bridge over the large pond
- Brick and oak framed Breeze House with thatched roof
- Extensive York Stone Flagged patio enjoying southerly views across the formal grounds, paddocks, woodland and hills beyond



Normans Hall occupies a unique and idyllic elevated location, with far reaching views across the surrounding countryside and hills beyond yet being within one mile of the village centre. The village has the Grade I listed 13th century church and the high street which is a conservation area made up of black and white timbered, stone and brick period buildings with the River Bollin crossing the high street. There are a delightful mix of boutique shops, florist, restaurants, hotels, café and a small supermarket. The village sits at the foot of the Peak District National Park and has the prestigious Prestbury Golf Club, local Tennis and Cricket Club. The area is renowned for its excellent local and private schooling including the nearby and newly re-sited Kings School in Macclesfield. The motorway network system, Manchester International Airport, local and intercity rail links are close to hand.





Regarded as one of the most iconic properties in the local area, Normans Hall dates back to the 16th century with 17th century additions and extensive renovations in the 1920's by Henry Boddington, a renowned architect of that period. The current owners have maintained, renovated and restored this magnificent home which offers extensive versatile accommodation for modern living with great care to retain the original charm of this Grade II listed Hall.

On the ground floor there is an impressive living kitchen opening to the sitting room with bespoke David Lisle units, deep granite worksurfaces and integrated appliances. This room also leads on to an oak framed Orangery which enjoys the full extent of this stunning location. There are five reception rooms, the principle drawing room, measuring over 30ft x 17ft 6" with vaulted ceiling, exposed beams and trusses and an impressive large inglenook fireplace with light oak panelling. The oak panelling and beams have been carefully restored back to light oak. The flooring in the principle areas a balance of light oak and high quality large porcelain tiling. There is a ground floor guest suite.

To the first floor there are 4 generous bedrooms, 4 bathrooms (all en-suite). Sanitary ware a tasteful balance of high quality, modern and traditional fittings with bespoke tiling. The extensive master suite has impressive exposed beams, built-in wardrobes, dressing room and large bathroom enjoying the full aspect of this wonderful location.





Normans Hall is approached through two sets of electrically operated wrought iron gates leading to a substantial quadruple brick garage with stone flagged roof. Planning permission to be converted into a self-contained annexe.

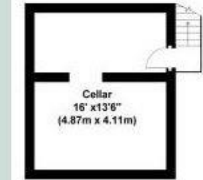
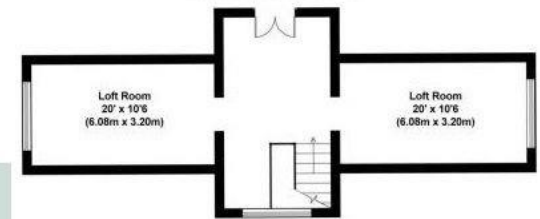
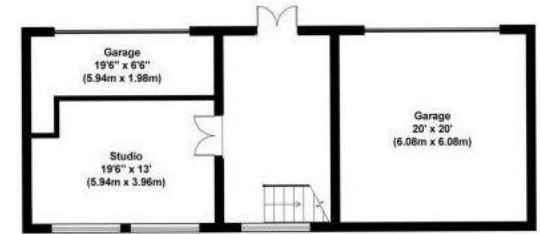
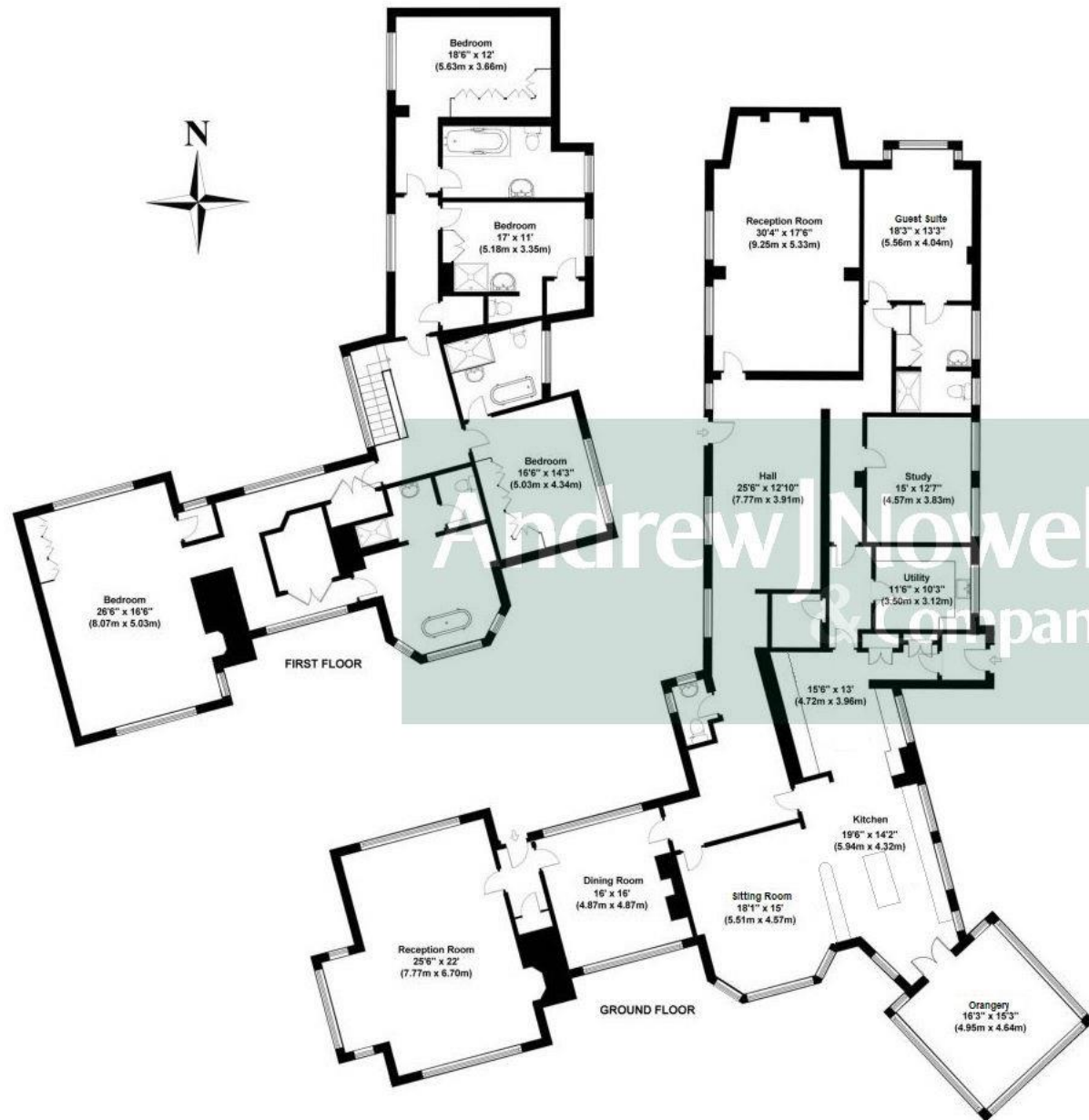
The extensive formal grounds surround the property with large York Stone flagged patio, southerly facing enjoying the panoramic views, sweeping lawns, mature trees, shrubs, rhododendron bushes and large pond with bespoke arched oak bridge. Oak framed Breeze House with integrated BBQ and thatched roof. The impressive undulating grounds lead down to the lower paddock with woodland, the total land size is just under 11 acres.

Planning permission was obtained in 2017 (17/2736M) which has been implemented for the kitchen to be opened to the sitting room. The planning also includes the conversion of the garage block to a self-contained annexe and for a full leisure suite and pool. Designed by the CAVE Architects and the plans are available on request. To fully appreciate the uniqueness and exclusivity of this property a personal inspection is highly recommended.



DIRECTIONS – SK10 4PT

From our Alderley office proceed along the main London Road (A34) in a southerly direction. Towards the end of the village turn left towards Macclesfield on the Macclesfield Road (B5087). Continue up Macclesfield Road, past The Wizard and after approximately one mile where the road bends to the right, take the left into School Lane towards Prestbury. Continue towards Prestbury which becomes the Chelford Road and after approximately 1.3 miles Normans Hall will be found on the right hand side just after the 30 mile per hour speed limit. Please enter by the second gated entrance.



Norman's Hall

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