



HEAWOOD HOUSE,
NETHER ALDERLEY

Andrew J Nowell
& Company

HEAWOOD HOUSE, CONGLETON ROAD, NETHER ALDERLEY, SK10 4TN

An impressive Grade II listed country house set in a secluded semi-rural location at the end of a long private driveway only a short drive from Alderley Edge village.

- Entrance Hall
- Kitchen Breakfast Room
- Dining Room
- Drawing Room
- Study / Snug
- Cloakroom / WC
- Wine Cellar / storage
- 6 Bedrooms
- Dressing Room/ Office / Bedroom 7
- 3 Bathrooms (1 en-suite)
- Gardens to the front & rear
- Approached down a long driveway, ample parking & turning circle to the front.
- Garage
- Freehold / Council Tax Band: G



Heawood House occupies a highly desirable and sought-after semi-rural location in this quiet, tranquil setting within five minutes' drive of Alderley Edge village centre. The 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.





Heawood House is a substantial Grade II period country home which has been carefully and sympathetically divided into three dwellings. Heawood House is the centre section of this impressive Hall and being the centre, it has an impressive frontage and has been carefully converted into a stunning family home. The current vendors have recently and tastefully updated the main rooms within the house to an impeccably high standard but have ensured to retain the character and charming period features.

Of particular note are the period features which include, external Georgian sash windows, internally a turning flight staircase to the two upper floors, period fireplaces and panelled doors. On the ground floor, the principal drawing room enjoys three-quarter height sash windows and period fireplace. The kitchen breakfast room has high quality, traditional-style hand painted units, deep quartz work surfaces, an abundance of high-quality integrated Neff appliances and an Aga.

Completing the downstairs accommodation is an impressive Dining Room, Entrance Hall, downstairs WC, and a study / snug.

To the first floor there is a stunning master bedroom which is superbly generous in size, boasts high ceilings & the large sash windows, fitted wardrobes & an en-suite bathroom which has recently been updated. There are three other bedrooms on this floor which share the use of a family bathroom & separate WC.

The second floor has two further double bedrooms which are both of a good size and a family bathroom. There is a further bedroom is currently utilised as a study but could also be a dressing room or playroom.



Externally the property is approached by a long private driveway. As Heawood House is the centre section of the Hall it benefits from an impressive frontage which includes large front lawned area with a turning circle and ample parking for several vehicles which is bordered and surrounded by hedge boundaries.

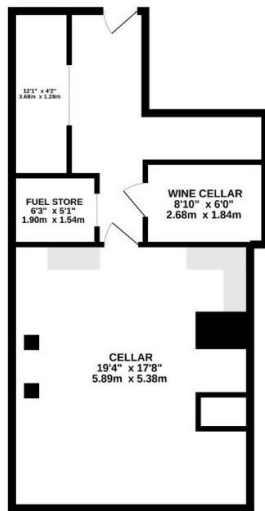
The garden and courtyard to the rear of the property are accessed just off the kitchen / breakfast room and has a lovely aspect. The cellars are accessed off the courtyard and are currently utilised as storage and a wine cellar. The cellars are generous in size and could easily be converted to further accommodation such as games and or cinema room. The property also benefits from a garage which is accessed via a driveway to the rear of the property.



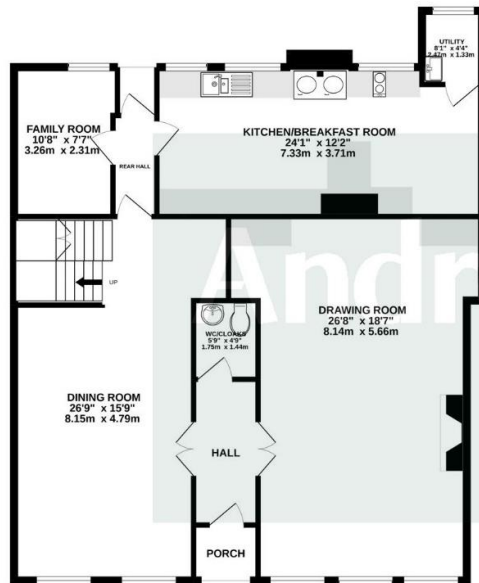
DIRECTIONS – SK10 4TN

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Proceed past Nether Alderley Mill and after approximately one mile, after the first roundabout, turn right into the private access road to Heawood House. Continue along the straight driveway bearing left which will lead to Heawood House.

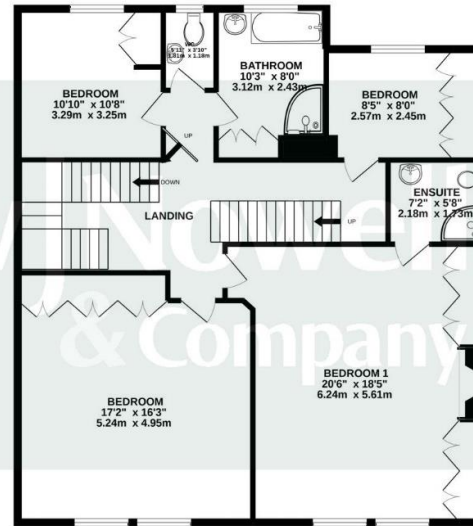
CELLAR
579 sq ft. (53.8 sq.m.) approx.



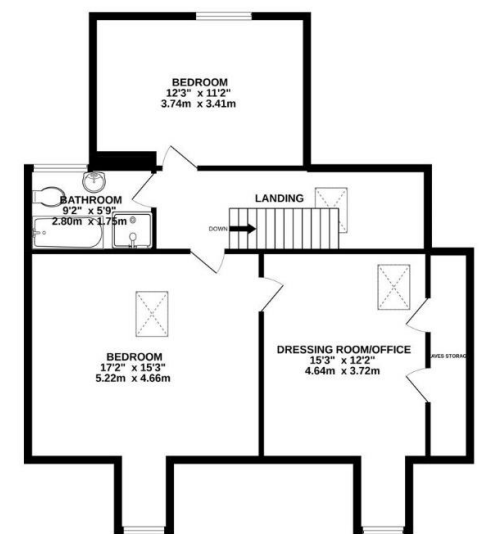
GROUND FLOOR
1272 sq ft. (118.2 sq.m.) approx.



1ST FLOOR
1243 sq ft. (115.5 sq.m.) approx.



2ND FLOOR
885 sq ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 3980 sq.ft. (369.7 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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