

Heawood Hall
Nether Alderley, Cheshire

HEAWOOD HALL



An imposing Grade II Listed Georgian country house



**Heawood Hall, Congleton Road, Nether Alderley,
Cheshire, SK10 4TN**



An imposing Grade II Listed Georgian country house, situated amongst mature gardens and grounds in a semi-rural location on the outskirts of Alderley Edge.

- Entrance hall and cloak room
- Family room, drawing room, reception hall
- Kitchen with living and dining area
- Master bedroom en suite shower and bathroom
- Bedroom 2 with dressing room and wet room dressing room / possible bedroom 6
- 2 further double bedrooms, bedroom 5/office and shower room
- Approximately 307sq.m (3,307sq.ft) of living accommodation
- Large timber implement store, brick workshop with home office/accommodation potential
- Patio, grass tennis court, outdoor pool and summer house
- Extensive mature lawn and copse
- In all approximately 2.09 acres (0.85 ha)



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Situation

Heawood Hall is an elegant period property located within the former Heawood Hall Estate, once owned by the Boddington family of Manchester based brewery fame, which is now subdivided creating an exclusive collective of country homes. Heawood Hall is believed to date from 1720 and is constructed of red brick Flemish bond with buff sandstone dressings, rusticated quoins under a hipped, Welsh slate roof. The facade is that of a classical Georgian country house with tall sash windows within chamfered stone mullions. The vendor purchased the property some 21 years ago and has

meticulously maintained the property since with various additions including a newly installed wet room, summer house and fitted shelving and wardrobes throughout. There is no doubt that the finish is excellent with any changes in future likely to be associated with only personal taste however there is perhaps scope to extend the house via the family room, across the stone patio and in to the associated outbuildings to create further living accommodation or indeed home office space subject to the relevant planning permissions.

Accommodation

A partially glazed front door opens into the entrance hall with feature mullioned windows and access to the cloak room. Along the inner hall are the principal reception rooms and the kitchen. The family room is spacious and well proportioned, containing a gas wall hung fireplace and French doors onto the side patio. This room would lend itself to further extension over the patio subject to gaining planning. The bespoke kitchen is handmade being designed in classic shaker style units with breakfast bar, butchers block and side unit with space for a standalone double fridge. The kitchen features wall and base units under granite

Well proportioned reception and living areas



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worktops incorporating double sunken sink unit, tall pantry units, appliances including induction hob, separate Miele oven, dishwasher and two oven Aga. The open plan kitchen opens into the dining and sitting area with a pleasant southwest aspect over the gardens. Beyond is the reception hall with full height display shelves and storage cupboards below and wide tread staircase with turned balusters and handrail complemented by half panelling to the first and second floor. Adjacent to the reception hall is the drawing room, which is a particularly opulent space with tall ceiling, moulded ceiling rose



and cornicing, feature gas fireplace with polished metal surround and granite hearth. This room truly compliments the individual period with contemporary blend theme running throughout the house.

The first floor accommodation is accessed via a turned staircase with half landing and feature sash window at three quarter height. From the landing a corridor leads to bedroom 2 comprising a spacious double bedroom adjoining a dressing room with built in wardrobes, vanity unit and centre island with granite top finish and the newly fitted wet room with shower,

contemporary oversized hand basin and Duravit low flush wc. These rooms are complimented by the master bedroom suite with an ensuite bathroom finished with polished limestone tiles and modern Victoria and Albert slipper bath, walk in shower with glazed partition, Duravit sink unit and wall hung wc. The staircase continues to the second floor where the accommodation is equally as spacious to include a double bedroom with neighbouring office/bedroom 5, shower room and well-proportioned bedroom with a full range of built in wardrobes and side aspect. There is approximately 307sq.m (3,307sq.ft) of living accommodation over 3 floors.

Master bedroom en suite shower and bathroom

Location

Heawood Hall is approached via a long drive through pasture in a quiet yet accessible location some 2.5 miles to the south of Alderley Edge. The village offers a comprehensive range of services including Waitrose and Tesco stores, and a bustling high street with a wide selection of restaurants, pubs and cafes as well as a high street bank, GP practice and Post Office. The Churchill Tree, a new and popular bar and restaurant, has opened on the nearby Alderley Park and is within walking distance. A range of comprehensive amenities is available in the nearby town of Macclesfield being some 6.5 miles distant.

Local recreational facilities include golf at Macclesfield, Prestbury and Wilmslow, cricket clubs in Chelford, Alderley Edge and Macclesfield in addition to Alderley Edge Tennis Club situated in Alderley Edge. For those seeking outdoor pursuits there is extensive walking throughout the local area and beyond into the Peak District, a selection of local shoots, mountain biking and sailing at Redesmere Lake. For the equestrian enthusiast there is open countryside nearby together with numerous bridleways and lanes for hacking out. There is horse racing at Chester and Bangor-on-Dee and various professional riding schools and livery available.

On the educational front there are state primary and secondary schools locally including Nether Alderley Primary School and Fallibroome Academy on the outskirts of Macclesfield with an "Outstanding" Ofsted rating. For those seeking private education there is Terra Nova Prep School, The Ryleys, Alderley Edge School for Girls, Beech Hall School, Kings Macclesfield, Stockport Grammar School and the world renowned Manchester Grammar School, all noted for their sporting and educational excellence.

Commuting to the commercial centres of the north west and beyond is straightforward with easy access to the M56 and M6 and the property is within 5.2 miles of Wilmslow train station providing a direct 1hr 55 service to London and a regular 25 min

service to Manchester Piccadilly. There are international airports at Manchester and Liverpool, respectively.

Outside

The property is accessed over a long drive flanked by pasture. Whilst the drive is owned by the neighbouring property, the residents within the estate contribute to its maintenance by way of deed (further details available via the agents). Heawood Hall is approached over a sweeping tarmac drive to the southwest front with an abundance of parking for several cars. To the side of the house is a large stone patio which enjoys a sunny aspect most of the day and a brick under slate roof workshop currently comprising 2 storerooms however it is believed that these are readily adaptable should one wish to create home office or secondary accommodation subject to planning. To the bottom of the garden is an outdoor pool with York stone surround, together with a pump and boiler room benefitting from a gas heating system and filtration hub; this is complemented by the summer house which benefits from water and electricity supplies, together with a sink unit and fully fitted kitchen, including a refrigerator and wine cooler, creating a superb recreation and party space. The gardens are a profound feature of Heawood Hall being made up of formal lawns dispersed with various flowering shrubs and perennials with walkways and ornamental gardens. There is an abundance of specimen trees with Scotch Pine and Silver Birch throughout the garden which is further enhanced by a copse along the southerly boundary all complemented by a grass tennis court. The whole extends to approximately 2.09 acres (0.85 ha).



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Services

Mains water and electricity. LPG. Telephone line. Private Drainage NB the private drainage system is located within the land of the neighbouring property and serves seven other properties within the estate.

The owners have advised that they have paid to connect directly to Fibre Broadband, via BT, with a download speed of 900Mbps.

None of the services, appliances, heating installations, broadband, plumbing or electrical systems have been tested by the selling agents.

Tenure

The property is to be sold freehold with vacant possession.

Local Authority & Council Tax

Cheshire East Council.

Telephone: 0300 123 5500

Website: www.cheshireeast.gov.uk

Council Tax Band H - £ 4,068.48 payable 2022/23

Fixtures and Fittings

All fixtures and fittings, furniture, lighting, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Directions

Postcode: SK10 4TN

what3words:///encloses.flush.officers

Proceed south out of Alderley Edge on the Congleton Road passing through Nether Alderley and take the third unmarked exit at the Nether Alderley roundabout. This is a private entrance marked by a green sign. Continue along the driveway bearing left at the manor house and immediately right onto the private driveway.

Viewings

Strictly by appointment through the joint selling agents:

Fisher German LLP.

Telephone: 01565 745326

Email: knutsfordagency@fishergerman.co.uk

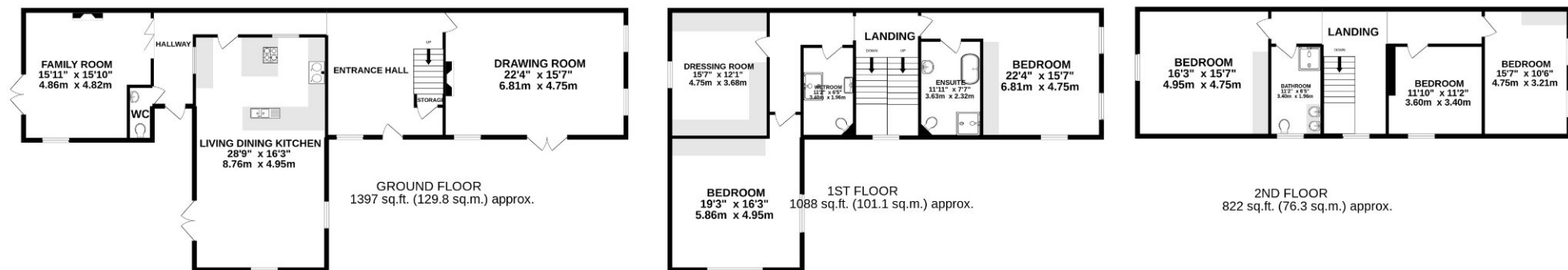
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Generous accommodation extending over three floors

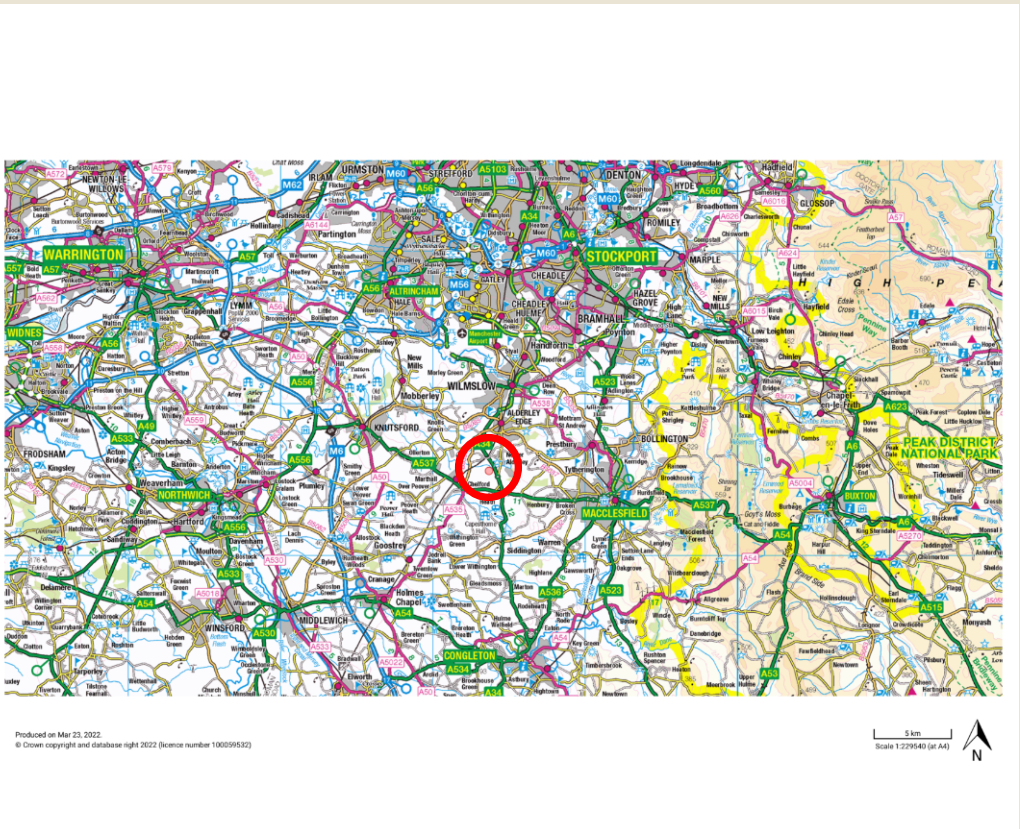



TOTAL FLOOR AREA : 3307 sq.ft. (307.2 sq.m.) approx.


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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**Approximate Travel Distances**

**Locations**

- Alderley Edge - 2.5 miles
- Macclesfield - 6.5 miles
- Knutsford - 8 miles
- Manchester - 18 miles
- Wilmslow - 5 miles

**Nearest Stations**

- Alderley Edge - 2.5 miles
- Wilmslow - 5 miles

**Nearest Airports**

- Manchester - 10.5 miles
- Liverpool John Lennon - 35 miles

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Particulars dated March 2022. Photographs dated March 2022.

Situated amongst mature gardens and grounds in a semi-rural location



