



Holmsley
Alderley Edge

Guide Price - £1,350,000

Andrew J Nowell
& Company



Holmsley, 13 Chapel Road, Alderley Edge, SK9 7DX

A charming Victorian family home situated in the heart of Alderley Edge village and boasting stunning gardens extending to just under a quarter of an acre.

- Stunning Gardens
- Period Features
- Parking & Double Garage
- Village Location

Holmsley is an impressive Victorian family residence which has been immaculately maintained and updated by the current owners. Offering spacious and versatile accommodation set across four floors all with a wealth of original character, period features, combined with contemporary style.

On the ground floor is the entrance hall with stained glass panelled door. From the entrance hall is the spacious drawing room, with central fireplace, bay window with stained glass and an attractive view of the church. There is a Shaker-style breakfast kitchen with central island, AGA and double French doors opening onto a raised deck leading to the garden. There is a second sitting room with bay window offering garden views, original fireplace and log burning stove.

The lower ground floor has been fully converted and offers a utility room, study area, shower room and snug with an independent garden entrance, which could be utilised as a self-contained bedroom.

To the first and second floor are five well-proportioned bedrooms and three bathrooms. The principal bedroom boasts a large bay window overlooking the church and a spacious en-suite bathroom with traditional fittings including a roll-top claw foot bathtub and separate shower.







Externally the property is approached by a secluded front courtyard garden. To the rear is arguably one of the best gardens in this proximity to the village centre. The total grounds extend to just under a quarter of an acre and are immaculately landscaped with sweeping block paved pathways, box hedging, seating areas and mature trees and borders

At the bottom of the garden is a large detached double garage and driveway which provides ample off-road parking for several vehicles which is accessed off Stevens Street.

A short walk from the village centre which offers everything for day-to-day needs, including the local train station with links to Manchester and London. To fully appreciate the appeal of this property a viewing is essential



Important Information

What 3 Words – [///toast.dome.branch](http://toast.dome.branch)

Council Tax – F

EPC Rating – D

Tenure – Leasehold – 863 Years remaining
Ground Rent - £8.40 per annum

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very Low Risk of Flooding

Broadband**: Ultrafast broadband available at the property

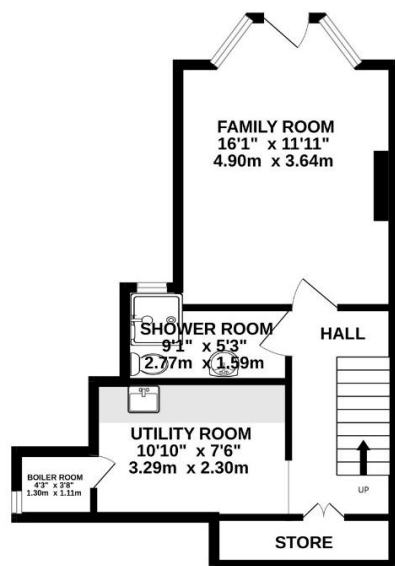
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* Information provided by GOV.UK

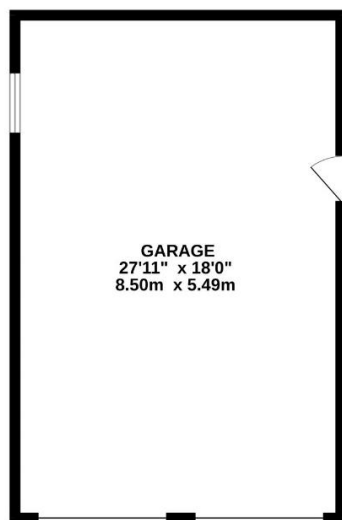
**Information provided by Ofcom checker.

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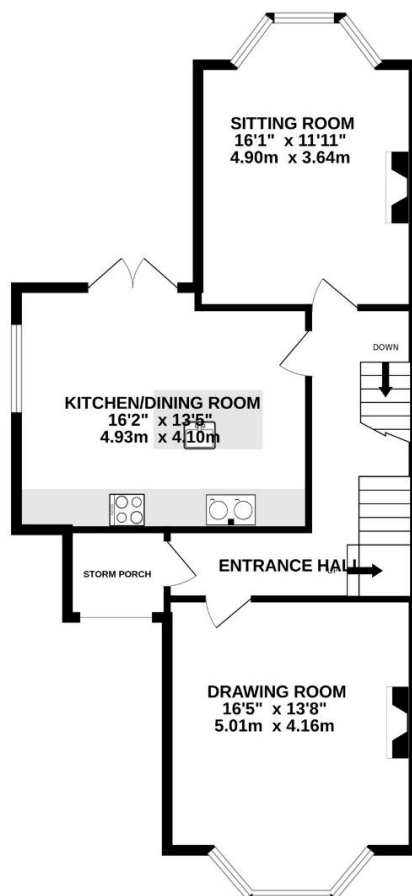




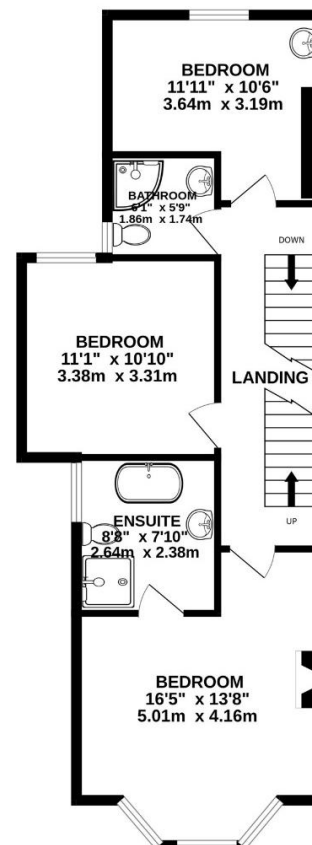
BASEMENT
405 sq.ft. (37.7 sq.m.) approx.



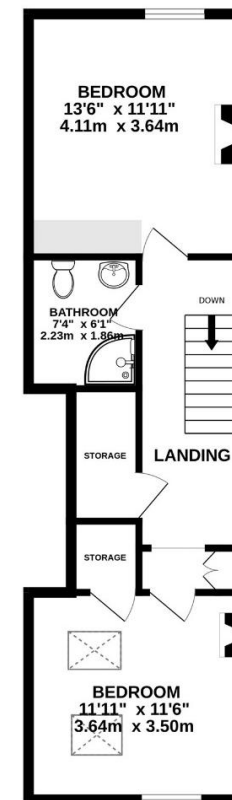
DOUBLE GARAGE
503 sq.ft. (46.7 sq.m.) approx.



GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

TOTAL FLOOR AREA : 2744 sq.ft. (254.9 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.

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**

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