

Northcliffe  
Alderley Edge



Guide Price £2,750,000

Andrew J Nowell  
& Company





## Northcliffe, Macclesfield Road, Alderley Edge, SK9 7BH

An impressive family residence boasting spacious accommodation with generous proportions and an abundance of charm and period features.

- Five Bedrooms
- Period Residence
- Village Location
- Elevated Position

Northcliffe is a rare opportunity to acquire a period family home in the heart of Alderley Edge Village.

This unique period residence offers spacious and versatile accommodation throughout which has been sympathetically remodelled by the current owners. There is a wealth of period features including 12ft ceilings, detailed coving, picture rails sash windows, stunning fireplaces and original hardwood flooring.

The accommodation extends to over 5,300 sq.ft and comprises, Entrance Hall, Drawing Room, Games Room, Study, Family Room, Cloakroom WC and Open Plan Living Dining Kitchen. The kitchen has a large central island, shaker style units and integrated appliances including an AGA. There are double doors opening onto the garden and another set opening onto an enclosed courtyard with outdoor kitchen.

There are three large cellar chambers which offer great potential to convert to further accommodation, currently utilised as a utility room and storage.

To the first and second floor is the principal bedroom suite with central fireplace and free-standing roll-top bath, en-suite shower room and large walk in dressing room. There are four further double bedrooms and four bathrooms (three en-suite) and a media room and office.







Externally the property is approached via a set of gates and a large driveway offering ample parking and leading to the detached double garage and carport. There are immaculately landscaped tiered gardens with a large Indian stone patio and lawned area.

Northcliffe is situated along a secluded lane off Macclesfield Road in the heart of Alderley Edge Village. Occupying an elevated position within a short walk of the village centre. The village offers everything for day-to-day needs along with fine bars and restaurants and local train station with rail links to Manchester and London. The motorway system is within easy reach as is Manchester International Airport.

### Important Information

What 3 Words – [///fetch.palms.dices](http://fetch.palms.dices)

Council Tax – H

EPC Rating – E

Tenure – Freehold

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.

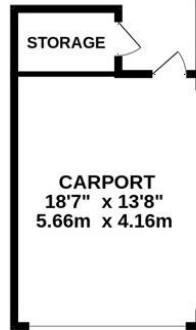
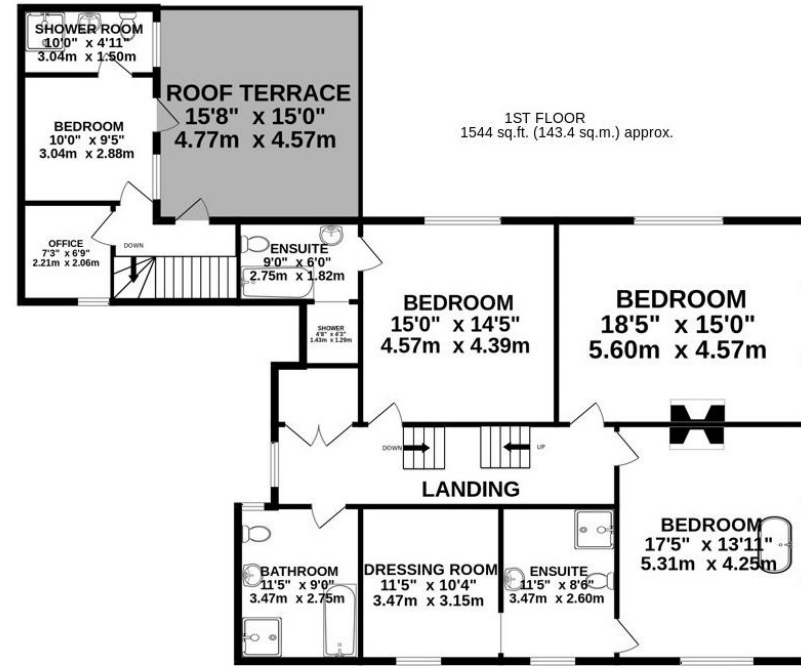
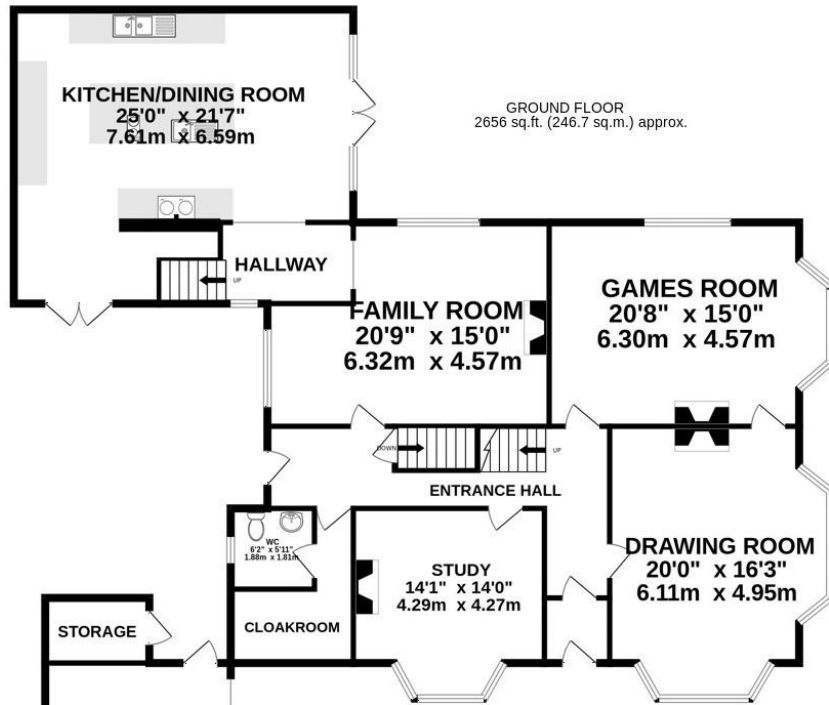
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker

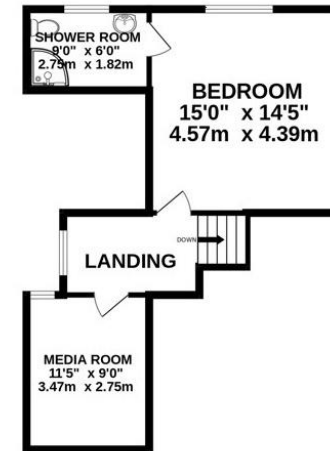
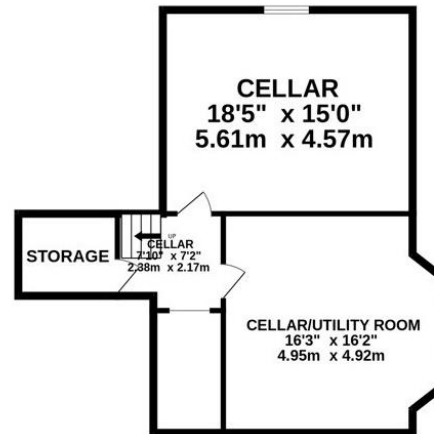
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**BASEMENT**  
666 sq.ft. (61.9 sq.m.) approx.

**2ND FLOOR**  
447 sq.ft. (41.5 sq.m.) approx.



**TOTAL FLOOR AREA : 5313 sq.ft. (493.6 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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