

# The Toll House

Alderley Edge

Guide Price - £595,000

Andrew J Nowell  
& Company







## The Toll House, 29 Trafford Road, Alderley Edge, SK9 7HL

An immaculately presented detached residence situated in heart of Alderley Edge village within easy walking distance of shops, leisure, transport and other facilities.

- Back to Brick Renovation
- Extended
- Two Bedrooms
- Two WC's

The Toll House is a unique Grade II Listed detached home, steeped in local history. Having been professionally restored in 2022/23, the living environment has been significantly upgraded, enhanced and modernised harmonising functional, bright and contemporary surroundings with original historic features with the potential to further reimagine spaces.

On the ground floor there is a central porch which opens through to the bright living room with central exposed brick fireplace and log burning stove, the breakfast kitchen has shaker style units with integrated appliances (including double oven, wine fridge and full-size dishwasher) and a stunning stone flagged floor. Off the kitchen is the dining room with French doors opening onto the garden. There is a study with an integrated utility cupboard and the family bathroom with contemporary fittings bespoke tiling.

Upstairs are two well-proportioned bedrooms both with skylights to flood the spaces with natural light. The principal bedroom has an en-suite WC.





Externally the property has deep hedging to the front and a secluded rear garden with a stone flagged patio, raised lawn with immaculately planted borders and a further seating area.

Situated in the heart of Alderley Edge Village, The Toll House boasts superb access to the shops and restaurants along with the local train station with links to Manchester and London. The motorway network is within easy reach as is Manchester Airport.

To fully appreciate the charm and appeal of this stunning property a viewing is essential. The property is offered for sale with no onward chain.

### Important Information

What 3 Words – [///sketch.anyway.legend](http://sketch.anyway.legend)

Council Tax – E

EPC Rating – E

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Ample on street parking available.

Flood Risk\*: Very low risk of flooding

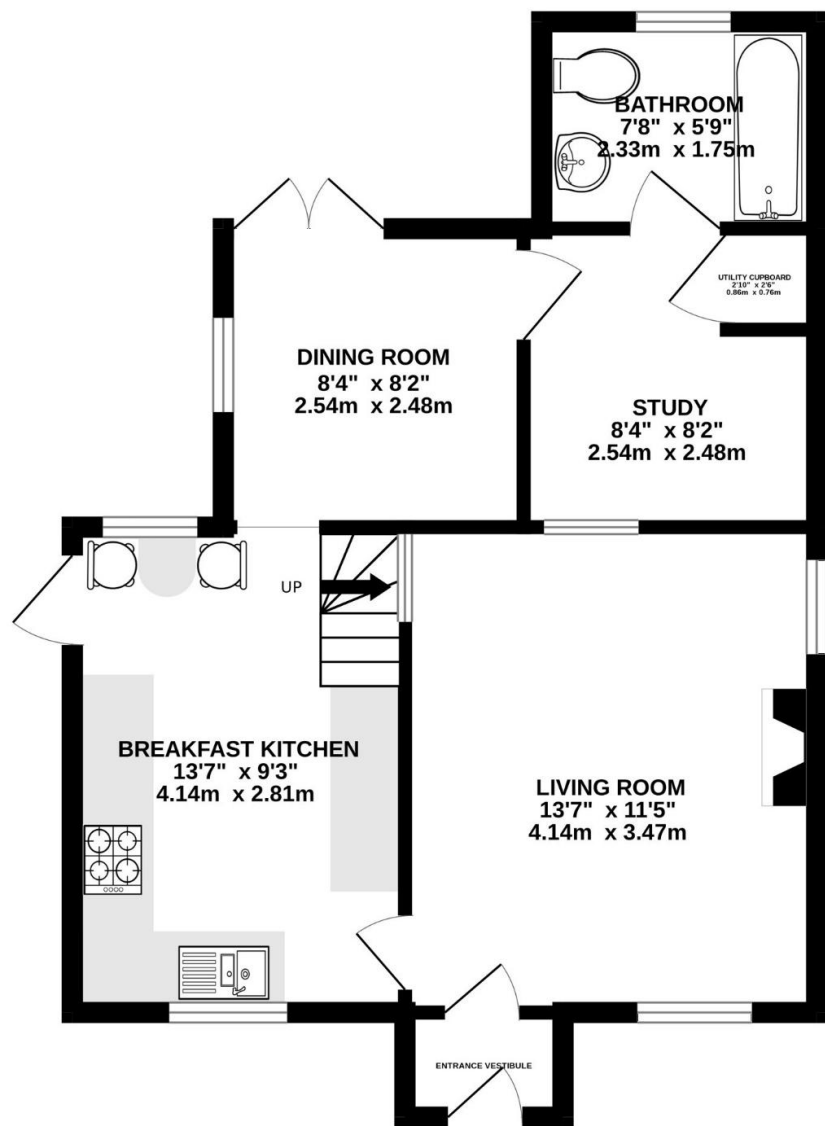
Broadband\*\*: Ultrafast broadband available.

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

\* Information provided by GOV.UK

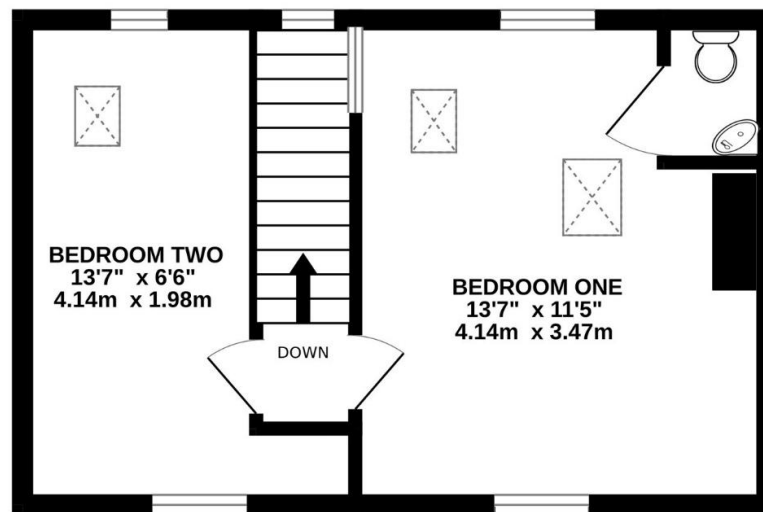
\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



**GROUND FLOOR**  
471 sq.ft. (43.8 sq.m.) approx.

**TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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**1ST FLOOR**  
276 sq.ft. (25.7 sq.m.) approx.

8 London Road, Alderley Edge, Cheshire SK9 7JS

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