









Broomfield House, Macclesfield Road, Alderley Edge, SK9 7BL

One of the original five villas of Alderley Edge, Broomfield House was constructed in 1845 and is an impressive gothic manor which embodies period grandeur with architectural elegance situated on this desirable road in the heart of the village.

• 7,692 Sq.ft

• 1.3 Acres

Grade II Listed

Stunning Character

With only a few owners since its inception rarely does an opportunity to acquire a prestigious landmark residence in Alderley Edge come to the market. Steeped in local history it was the first work in the renowned architect Thomas Worthington's long career.

This striking Manor House constructed of sandstone with a Welsh slate roof has been immaculately maintained and updated by the current owners. Offering spacious and versatile accommodation extending to over 7,500 square feet with stunning period features including studded oak doors and arched mullioned windows.

On the ground floor the entrance hall provides access to the principal reception rooms including the morning room, dining room, fully fitted panelled bar (all with central fireplaces) and the impressive open plan living kitchen with exposed original stonewalls, contemporary David Lisle kitchen with central island and integrated appliances. There are double doors opening to the 26 ft drawing room with wide French oak flooring, central fireplace and bay window. An oak framed boot room is a more recent addition adding to the practicality of modern living.

The extensive cellars have all been converted to include a laundry room, wine cellar, larder, and a magnificent cinema room with cloakroom WC.





To the first floor is the principal bedroom suite with stunning en-suite bathroom, fully fitted wardrobes and a large bay window. There are five further double bedrooms and three further bathrooms (two en-suite). The central galleried landing has a beautiful octagonal glazed ceiling vault flooding the space with natural light.

The second floor has versatile space which could be utilised as further bedroom accommodation or a self-contained annexe, currently utilised as a guest bedroom, bathroom, video gaming suite, pool room and a games room.

Broomfield House is approached through wrought iron gates which follow a long sweeping driveway which opens to a circular cobbled turning area offering ample parking and leads to the detached garage. The double garage has a separate WC and a room above used as a gym and home office with a large, vaulted ceiling and arched window.

The gardens and grounds extend to just over 1.3 acres and are immaculately maintained with beautiful mature trees and borders. There is a large flat lawn (a rarity on Macclesfield Road) with westerly aspect, York Stone patios, walled courtyard and a unique circular outdoor kitchen/barbeque area with pizza oven. There is a large stone-built dovecote with covered parking which could be converted to additional space, ideal for an office or studio (subject to planning).

Enjoying a private position on this desirable road Broomfield House has easy access to the village centre and the local train station with links to Manchester and London.



Important Information

What 3 Words - ///violin.finely.icon

Council Tax - H

EPC Rating – Exempt (Grade II Listed)

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very low risk of flooding

Broadband**: Superfast broadband available at the property.

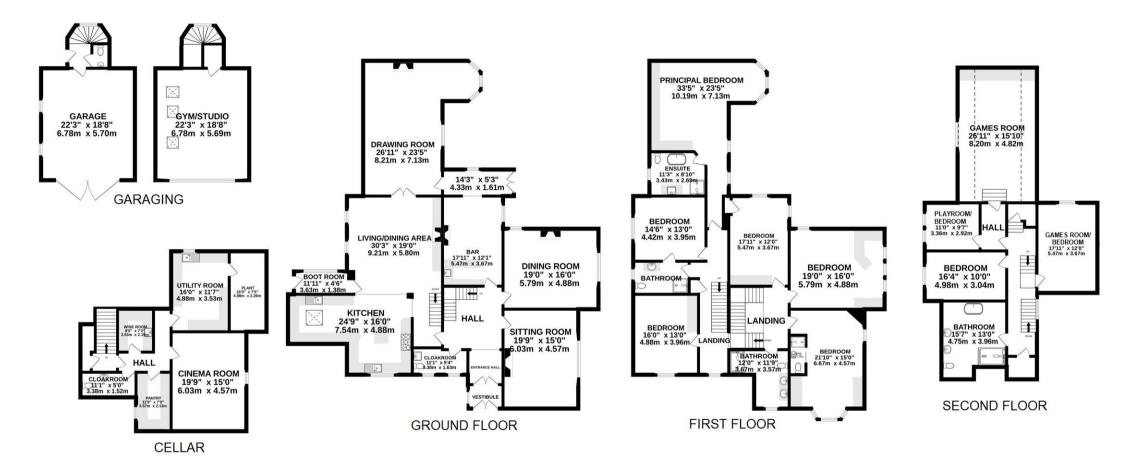
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) Limited coverage indoors.

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.

^{*} Information provided by GOV.UK

^{**}Information provided by Ofcom checker





TOTAL FLOOR AREA: 7962 sq.ft. (739.7 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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