

Irons Cottage

Nether Alderley



Andrew J Nowell
& Company



Irons Cottage, Welsh Row, Nether Alderley, SK10 4TY

An impressive, detached family home completely modernised by the current owners. Situated in an idyllic spot in Nether Alderley with delightful south facing gardens.

- Open Living Kitchen
- No Onward Chain
- Walking Distance of Alderley Edge
- Semi-Rural Location

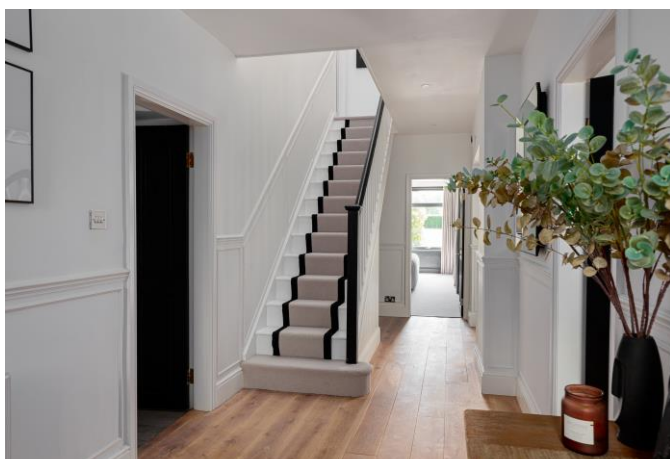
Irons Cottage is an impressive, detached family home located in the popular semi-rural location in Nether Alderley. The property has been carefully and tastefully modernised and remodelled by the current owners and offers spacious and well-balanced accommodation finished to a high standard throughout.

The property is approached via a set of electric gates leading to a sweeping driveway offering ample off-road parking and access to the integral garage.

A feature of particular note on the ground floor is the stunning open living dining kitchen, the newly installed handmade bespoke kitchen with modern shaker units, large central island with quartz worktop with waterfall edge and integrated Siemens appliances. There is full width set of bi-folding doors opening onto the rear garden patio. There is a large sitting and dining area with contemporary living flame fire.

In addition, on the ground floor is the drawing room with feature fireplace and media wall, family room, study/office, utility room, boot room, entrance hall with cloakroom WC and integrated garage.

To the first floor is the expansive principal bedroom suite enjoying open views and benefitting from a spacious bespoke dressing room and large en-suite bathroom by designer bathroom company Lusso Stone. There are four further double bedrooms and two bathrooms (1 en-suite). All the bathrooms have contemporary fittings and bespoke tiling.







As part of the renovations the owners have installed new aluminium windows and external doors.

Externally the property benefits from a good-sized rear garden which enjoys superb open views across the adjoining countryside and a delightful southerly aspect. There is a stone flagged patio and aluminium framed pergola with retracting roof.

Irons Cottage is situated perfectly for a 15-minute walk to The Village through beautiful surrounding fields, coming out on Chorley Hall Lane, which is a must with dogs. The Village, as well as, the local historic Church has the renowned primary school, wonderful walks including The Edge a well-known beauty spot of historical importance.

The property is offered for sale with no onward chain

Important Information

What 3 Words – [///bliss.quietest.exotic](https://bliss.quietest.exotic)

Council Tax – G

EPC Rating – C

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.

* Information provided by GOV.UK

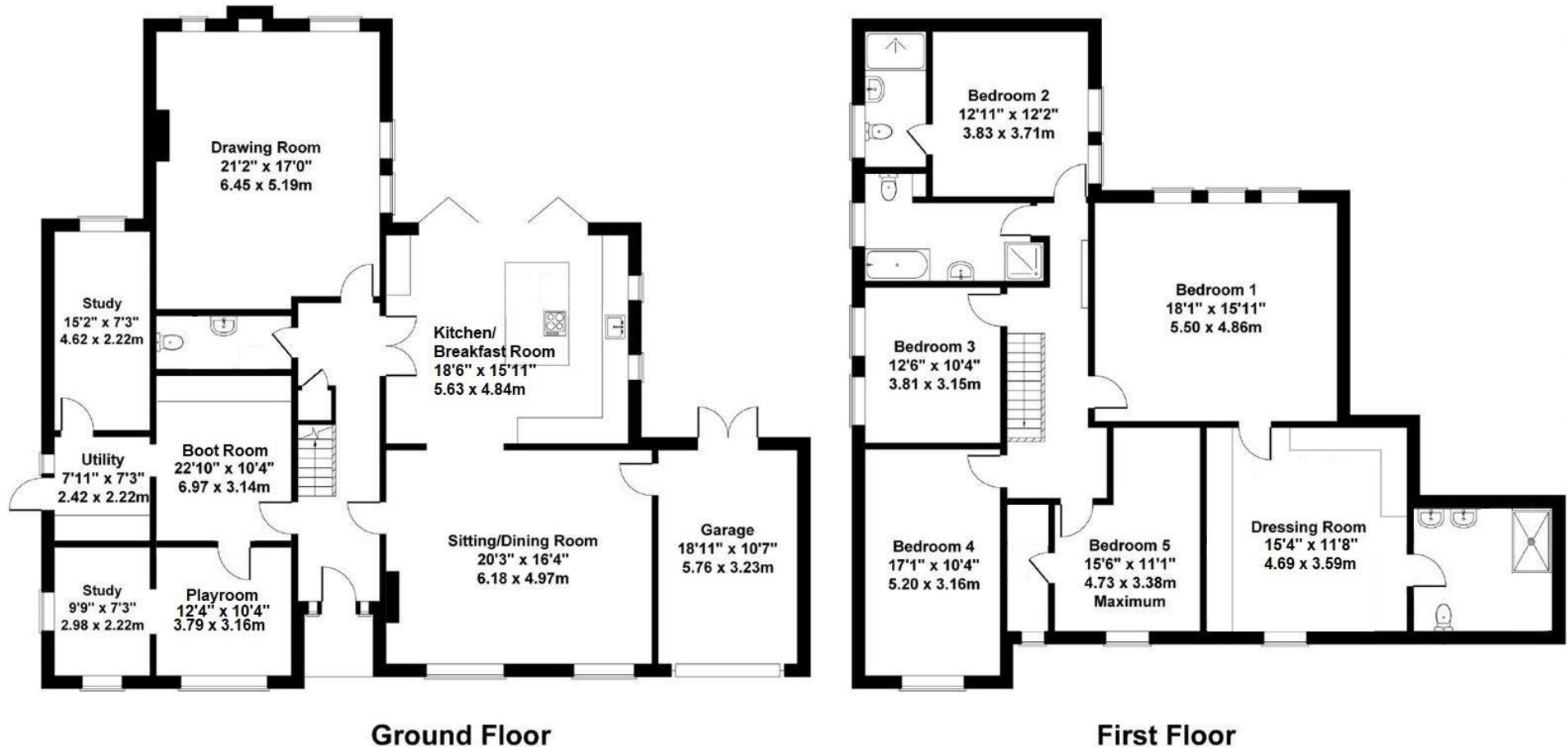
**Information provided by Ofcom checker.

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.



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Total Approx. Net Internal 310.89 sq. metres (3346 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd.

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