

Brookhurst

Alderley Edge

Guide Price £1,500,000

Andrew J Nowell
& Company





Brookhurst, Brook Lane, Alderley Edge, SK9 7RU

Set within mature, beautifully maintained grounds, the property combines classic period architecture with expansive accommodation extending to over 6,000 sq.ft, presenting a rare chance to create a truly outstanding family home.

- 12ft Ceilings
- Huge Potential
- Generous Proportions
- Over 0.85 Acres

Brookhurst retains an abundance of original features, including high ceilings, large sash windows, central fireplaces and elegant proportions throughout.

The drawing room is a standout feature a generously proportioned space with a striking bay window and central fireplace. Further ground floor accommodation includes a formal dining room, family room, and a kitchen with adjoining utility, offering excellent scope for reconfiguration into a contemporary open-plan living space if desired.

The remaining accommodation is arranged across multiple levels, offering both flexibility and scale:

- **First Floor:** Four well-proportioned bedrooms, including a principal suite with en-suite, alongside a family bathroom
- **Second Floor:** Additional bedroom/office space with eaves storage—ideal for guest accommodation or working from home
- **Third Floor:** A unique atrium and study area, and ample storage.
- **Basement:** A substantial series of cellar rooms, providing extensive storage or clear potential for conversion.
- **Outbuildings:** A linked barn, garage and carport with great potential for further conversion.







While the property has been well maintained, it offers clear scope for modernisation, allowing an incoming purchaser to sensitively enhance and personalise the home while preserving its inherent Georgian charm.

The property is approached via a sweeping driveway and sits within established, landscaped gardens that provide a high degree of privacy.

The grounds are a particular highlight; Predominantly laid to lawn and framed by established trees and well-stocked borders along with a vegetable garden and orchard, the grounds create a tranquil, almost parkland setting extending to just over 0.85 acres. The gardens enjoy a high degree of seclusion and provide an ideal backdrop to the house, with further potential for landscaping or enhancement.

The property occupies a highly convenient yet peaceful position close to the centre of Alderley Edge, an area renowned for its combination of rural surroundings and vibrant village life. A wide range of amenities, acclaimed restaurants, and excellent transport connections are all within easy reach.

Rarely do properties of this calibre come to the market and a viewing is essential to appreciate this striking property and its position.



Important Information

What 3 Words – ///relished.resonated.fine

Council Tax – Cheshire East Band H

EPC Rating – E (48/73)

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garaging

The title contains covenants – further information is available from the office.

Flood Risk*: Very low risk of flooding

Broadband**: Superfast broadband available

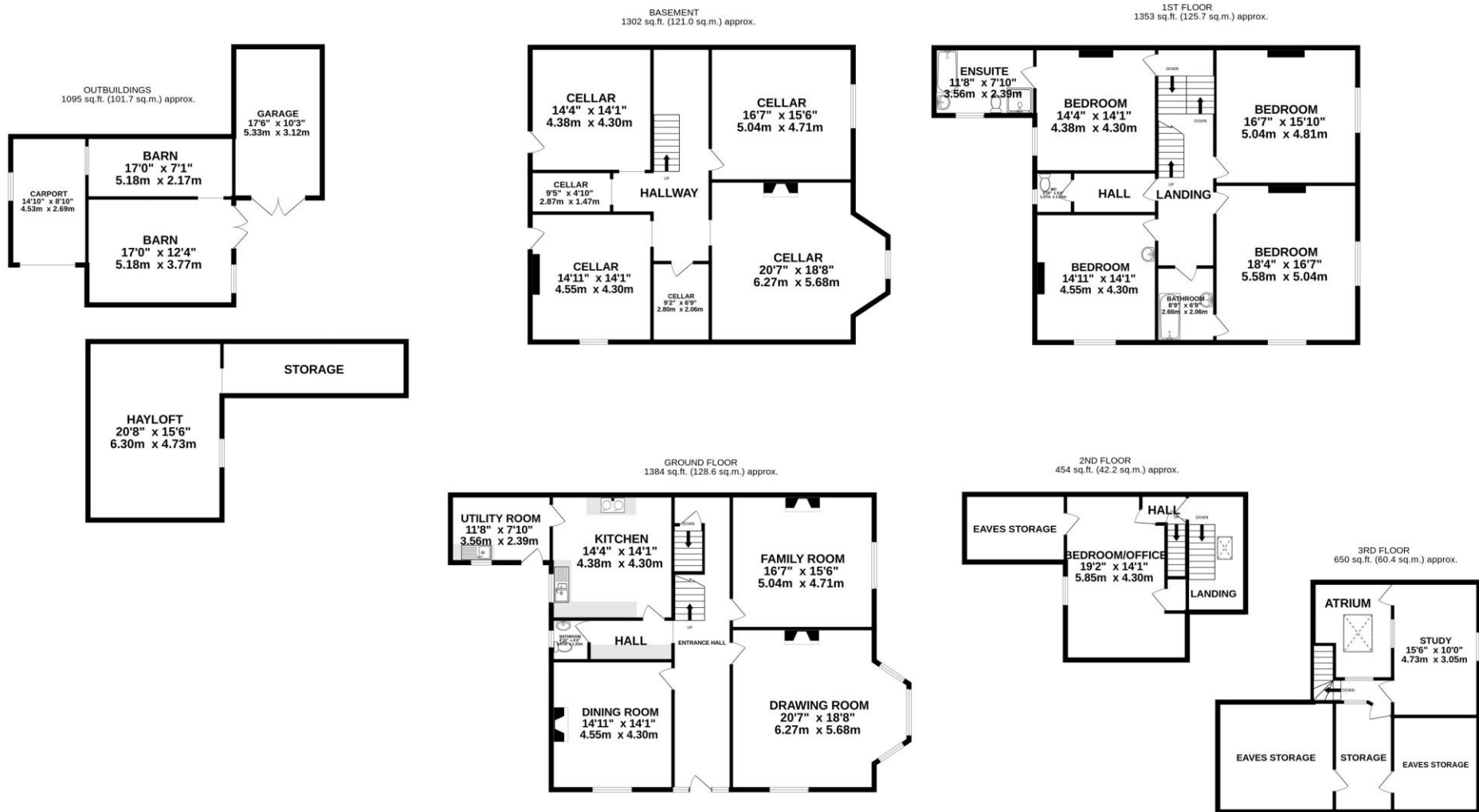
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* 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.





TOTAL FLOOR AREA : 6239 sq.ft. (579.6 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.

Made with Metropix ©2026

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.