

111 Heyes Lane

Alderley Edge, SK9 7LP



mosley jarman



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£689,950

A highly attractive bay-fronted Victorian townhouse benefitting from high quality spacious extended accommodation across three floors, along with parking for three cars to the rear.

This outstanding period home takes great advantage from a convenient setting close to Alderley Edge village and beautifully accommodation with an exemplary finish throughout. Of particular note is the hand painted 'in-frame' bespoke extended living-dining kitchen which accesses the delightful secluded courtyard garden.

Additionally, a thoughtfully designed second floor extension increases the accommodation to provide three double bedrooms, with the principal bedroom finished with a stylish en-suite and panoramic views to the rear.

In brief, the house consists of a separate living room with an ornate period fireplace, log-burner and plantation shutters. A handy utility room and Wc can be found off the large dining kitchen. There are two bedrooms to the first floor and a period style fitted bathroom, with a larger main bedroom suite to the second floor.

Complementing the house is a recently built garden studio to the rear of the far lawned garden, ideal for home working, a gym-yoga studio or the avid hobbyist.

- A Charming Victorian Townhouse
- Parking for Three Vehicles
- Three Double Bedrooms
- Extended High Quality Dining-Living Kitchen
- Utility Room and D/stairs WC
- Extended Accommodation Across Three Floors
- Garden Studio to the Rear Garden
- Two Bath/Shower Rooms
- Separate Living Room with Log Burner
- Courtyard and Lawned Garden



Grounds & Gardens

As mentioned previously, the house benefits from three gardens, having a small front garden, then an enclosed courtyard garden to the immediate rear, opening into the rear driveway accessing the flagged private parking area (with electric car-charging point), then a generous sized further lawned garden area providing access to the smart detached garden studio.

The Location

Nestled in the heart of one of Cheshire's most sought-after villages, this outstanding property offers the perfect blend of luxury, privacy, and convenience. Located just moments from the vibrant high street of Alderley Edge, renowned for its boutique shops, award-winning restaurants, and elegant café culture, this home presents a rare opportunity to enjoy village life with all the trappings of contemporary living. Alderley Edge is famed for its exclusive atmosphere and excellent transport links, with Manchester just 30 minutes away by train, and easy access to the motorway network and Manchester Airport. With highly regarded schools nearby, including The Ryleys and Alderley Edge School for Girls, this is the ideal setting for families and professionals alike.

This is more than just a home—it's a lifestyle.

Useful Information

Council Tax Band: D

EPC grade: E

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband**: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage**: Mobile coverage with EE & O2 likely).

Parking: Off road parking to the rear of the property.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Freehold.

What3words: chain.zones.face

* Information provided by GOV.UK
**Information provided by Ofcom checker.
The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode:

SK9 7LP

What 3 Words:

chain.zones.face

Council Tax Band:

E

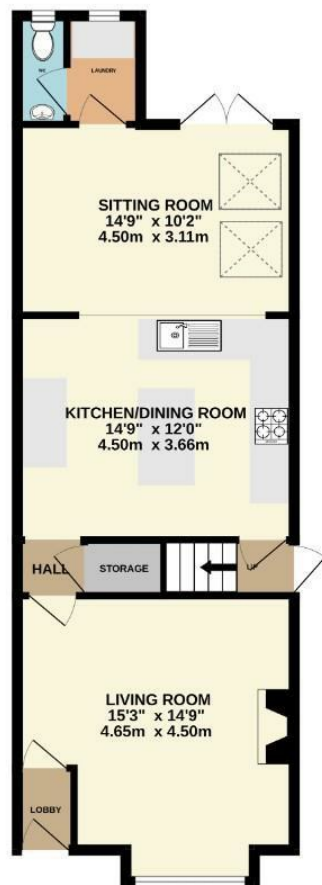
EPC Rating:

D

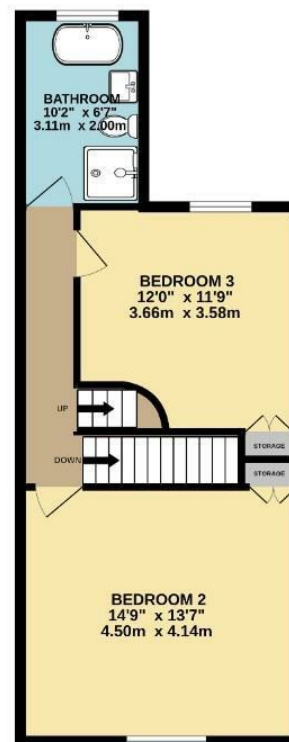
Tenure:

Freehold

GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.1 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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