

Willow Cottage, Mottram Road, Alderley Edge, SK9 7DS

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independent estate agents



An impressive period five bedroom property in an idyllic setting with an easy access to the renowned National Trust woodland within a short walk of the village.

The property sits within the Edge conservation area with balconies and rooms offering breath taking views across Alderley Edge and the Cheshire Plain towards Manchester and beyond.

The property is approached through a private gated driveway offering parking for several vehicles and offers flexible accommodation over three floors, comprising of: Entrance vestibule, entrance hall, dressing room/sitting room, bedroom 2, bedroom 3, shower room. To the first floor: landing, cloakroom, lounge, balcony, open plan kitchen/dinner, family room, utility room. to the second floor: Landing, bedroom 1, balcony, dressing room, en-suite shower room, bedroom 4, bedroom 5/study, bathroom.

An internal inspection is highly recommended to appreciate the space and accommodation on offer.

The accommodation comprises

#### Ground Floor

**Entrance Vestibule: 2.72m x 1.15m (8' 11" x 3' 9")** Double glazed oak door with leaded double glazed panel windows. Quarry tiled floor, Upvc double glazed window to side, pendant light, panelled door to:-

**Entrance Hall:** Upvc double glazed window to front, tiled floor, cupboard housing fuse box and electric metres, radiator, stairs to upper floors, doors off to:-

**Dressing Room/Sitting Room: 5.13m x 2.80m (16' 10" x 9' 2")** Window to front, radiator, power points, television aerial point, built in wardrobe with sliding doors and hanging rail and shelving, opening up to:-

**Bedroom 2: 5.15m x 2.80m (16' 11" x 9' 2")** Upvc double glazed window to front, radiator, power points.

**Bedroom 3: 4.69m x 3.68m (15' 5" x 12' 1")** Upvc double glazed window to front, ceiling coving, power points, radiator, walk-in store room with shelving.

**Shower Room: 2.71m x 1.78m (8' 11" x 5' 10")** Double shower cubicle, low level wc, pedestal wash hand basin, tiled floor, half tiled walls, radiator, extractor fan.

#### First Floor

**Landing:** Upvc double glazed window to front, stairs to second floor, doors off to:-

**Cloakroom:** Low level wc, pedestal wash hand basin, tiled floor, half tiled walls.

**Lounge: 6.70m x 3.68m (22' x 12' 1")** Upvc double glazed windows to front, side and rear, door to rear patio area, door to balcony, wall lights, wall mounted contemporary gas fire, laminate flooring, radiator, television aerial point, power points.

**Balcony:** With views over Alderley Edge the Cheshire Plains and beyond with metal balustrade, wood hand rail and glazed inserts.

**Open Plan Kitchen/Dinner: 5.15m x 5.52m (16' 11" x 18' 1")** Upvc double glazed window to front, fitted with a contemporary range of black high gloss wall and base units with rolled edged work surfaces to tiled splash backs, inset one and half bowel sink unit, induction hob with extractor hood over, double oven and microwave, integrated fridge and dishwasher, cupboard housing wall mounted gas central heating boiler, tiled floor, down lights, radiator, power points opening to:-

**Family Room: 4.84m x 3.30m (15' 11" x 10' 10")** Upvc double glazed window and door to rear patio area, vaulted ceilings with twin Velux windows, inset down lights, radiator, television aerial point, power points, tiled floor.

**Utility Room: 3.60m x 2.60m (11' 10" x 8' 6")** Window to rear fitted with base units with work surfaces over, tiled floor, down lights, power points.

#### Second Floor

**Landing:** Velux window, radiator, store cupboard, doors off to:-

**Bedroom 1: 5.00m x 3.63m (16' 5" x 11' 11")** Twin Velux windows to rear, upvc double glazed French doors to front balcony with spectacular views over Alderley Edge and the countryside beyond. Vaulted ceiling, down lights, television aerial point, power points, radiator, built in drawer units.

**Balcony:** With views over Alderley Edge the Cheshire Plains and beyond with metal balustrade, wood hand rail and glazed inserts.

**Dressing Room: 3.36m x 2.20m (11' 0" x 7' 3")** Max double glazed window to front, built in wardrobes with mirrored doors and hanging rail, radiator, down lights.

### Bedroom 4

3.10m x 2.45m (10' 2" x 8' 0") Double glazed window to front, pendant light, power points, radiator.

**Bedroom 5/Study: 3.23m x 1.95m (10' 7" x 6' 5")** Twin Velux windows to rear, down lights, power points, telephone points, radiator.

### Outside

#### Garden

To the front the property is approached by a private gated driveway with gravelled parking area for several vehicles. Steps lead up to the front paved pathway leading to the house and beyond to a patio area. The rear garden can be accessed by steps leading up the side of the property or from the lounge and family room of the house. To the rear is a paved patio area with steps and path leading up to the well stocked terraced garden with raised deck area at the rear offering breath taking views across Alderley Edge and the Cheshire Plain.

**Location:** The property is extremely well situated within walking distance of the Alderley Edge village, the centre of which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsbury's. Manchester International Airport is only a short drive away.

**Directions:** From the centre of Alderley Edge take the left hand turning into Chapel Road, which becomes Mottram Road. Continue along Mottram Road and after passing the left turning in Moss Road, The gates and driveway to the property will be found a little further along on the right hand side.

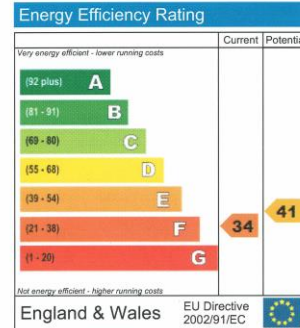
## Energy Performance Certificate



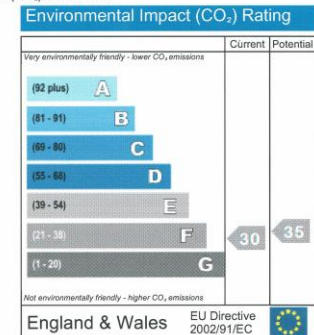
Willow Cottage  
Mottram Road  
ALDERLEY EDGE  
SK9 7DS

Dwelling type: Detached house  
Date of assessment: 24 October 2008  
Date of certificate: 25 October 2008  
Reference number: 2348-9935-6240-5238-2064  
Total floor area: 123 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	506 kWh/m <sup>2</sup> per year	449 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	10 tonnes per year	9.3 tonnes per year
Lighting	£112 per year	£56 per year
Heating	£1284 per year	£1176 per year
Hot water	£109 per year	£95 per year

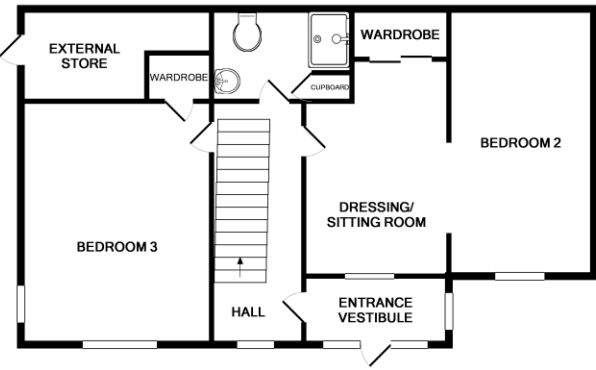
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

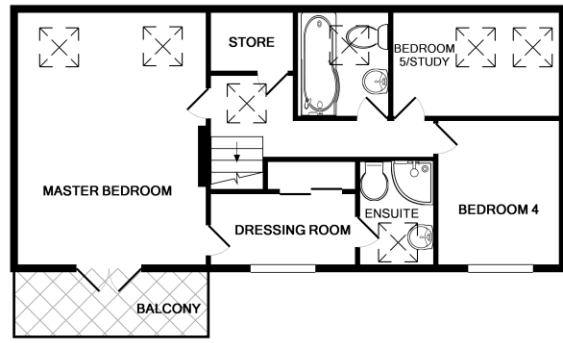


The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

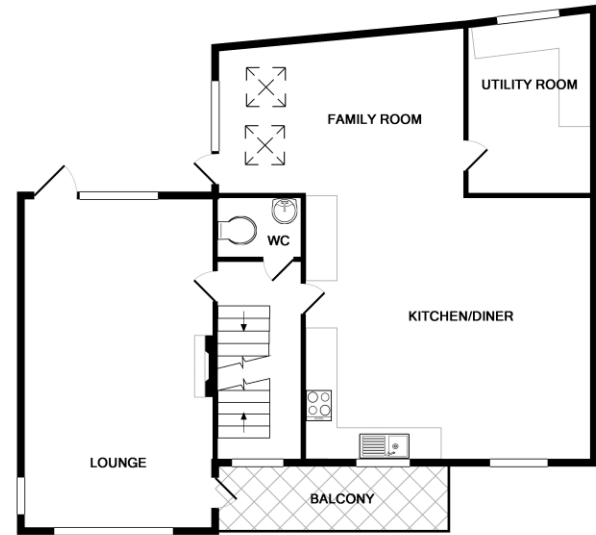
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)



GROUND FLOOR

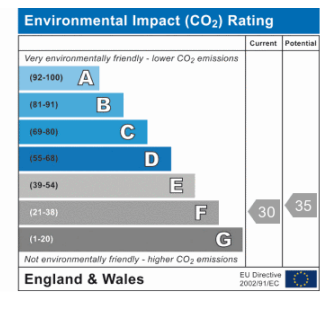
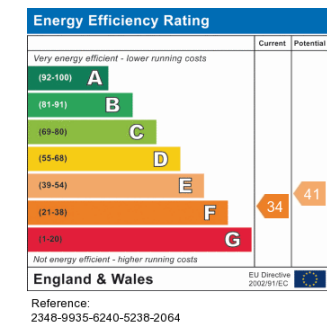


2ND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**All measurements are approximate**

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