

Chapel Cottage, Mottram Road, Alderley Edge, SK9 7JQ

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A five bedroom, 3 bathrooms detached family house, situated close to the village with far reaching views over the surrounding countryside. Chapel Cottage is situated below 'The Edge' with a magical woodland backdrop with access to footpaths lead directly through the National Trust woodland to well know points such as Castle Rock, Stormy Point and the Wizard Public House.

The accommodation in brief comprises of: Porch, entrance hall, lounge, dining room, kitchen/breakfast room, w/c, and access to the integral double garage that could be converted to provide additional accommodation to the ground floor (subject to the necessary consents). To the first floor the landing leads to the master bedroom with En Suite cloakroom and shower room, There are four further bedrooms with fitted wardrobes that are served by a family bathroom and shower room.

Externally Chapel Cottage is set behind electric gates and in gardens and grounds of approximately 0.5 of an acre.

Ground Floor

Porch: Uvpc double glazed French doors, tiled floor, double glazed windows to side, uvpc doors opening into:

Entrance Hall: 10' 2" x 10' 1" (3.10m x 3.08m) Uvpc double glazed window to front, wood floor, radiator, power points, telephone point, entry phone system, exposed beams, stairs to first floor with under stairs cupboard, doors to:

Lounge: 20' 8" x 16' 8" (6.30m x 5.08m) Uvpc double glazed window to front, side and rear, exposed Cheshire brick fireplace with wooden mantel over and flagged stone hearth, two radiators, power points, wall lights, television aerial point.

Dining Room: 10' 8" x 10' 5" (3.26m x 3.17m) Uvpc double glazed bow window to rear, radiator, power point, television aerial point.

Kitchen/Breakfast Room: 21' 4" x 9' 6" (6.50m x 2.90m) Uvpc double glazed window to front and rear, fitted with a range of wall and base units with worktops over to tiled splash backs, inset 1.5 bowl stainless steel single sink unit with mixer tap over, inset double oven, dishwasher, fridge and freezer, built in washing machine and separate dryer, power points, radiator, ceramic tiled floor, ceiling beams, double glazed door to front porch.

Cloakroom: Uvpc double glazed window to rear, white suit comprising low level wc, wall mounted wash hand basin, radiator, ceramic tiled floor.

Integral Garage: 21' 8" x 21' 1" (6.60m x 6.43m) Electric up and over door, uvpc double glazed window to rear, Belfast sink with hot and cold water taps, wall mounted Worcester green star boiler for domestic hot water and central heating, power points, fuse box, electric meter.

NB. The garage could be converted to provide further living accommodation to the ground floor (subject to the necessary consents)

First Floor

Landing: Down lights, access to roof space, entry phone system, door off to:

Master Bedroom: 20' 11" x 15' 8" (6.37m x 4.78m) Uvpc double glazed window to rear, down lights, radiator, power points, built in wardrobes with hanging rail and shelving.

Cloakroom: Uvpc double glazed window to front, white suit comprising of low level wc, wash hand basin with vanity cupboard under, down lights, radiator, tiled floor.

En Suite: Uvpc double glazed window to front, walk in wet room area with rainfall shower, separate hand held shower, glazed shower screen, full height body dryer, his and hers wash hand basins with vanity cupboard under, chrome heated ladder style radiator, down lights, shaver point, tiled walls and floor.

Bedroom 2: 15' 4" x 10' 9" (4.67m x 3.27m) Uvpc double glazed window to rear, built in wardrobes with hanging rail and shelving, drawers, fitted side tables and dressing table, radiator, power points, television aerial.

Bedroom 3: 10' 9" x 10' 8" (3.27m x 3.24m) Uvpc double glazed window to rear, built in fitted wardrobes with hanging rail, shelving and drawer unit, radiator, power points, television aerial point, telephone point.

Shower Room: Uvpc double glazed window to front, white suit comprising: shower cubicle with mains fed shower and glazed shower screen, low level wc, wash hand basin, inset into vanity unit with cupboard under, radiator, tiled walls and laminate flooring.

Bedroom 4: 10' 10" x 9' 7" (3.30m x 2.92m) Uvpc double glazed window to rear, built in wardrobes with hanging rail and shelving, drawers, fitted side tables and dressing table, radiator, power points, television aerial.

Bedroom 5: 10' 7" x 6' 7" (3.23m x 2.00m) Uvpc double glazed window to front, radiator, power points, built in wardrobe with hanging rail and shelving.

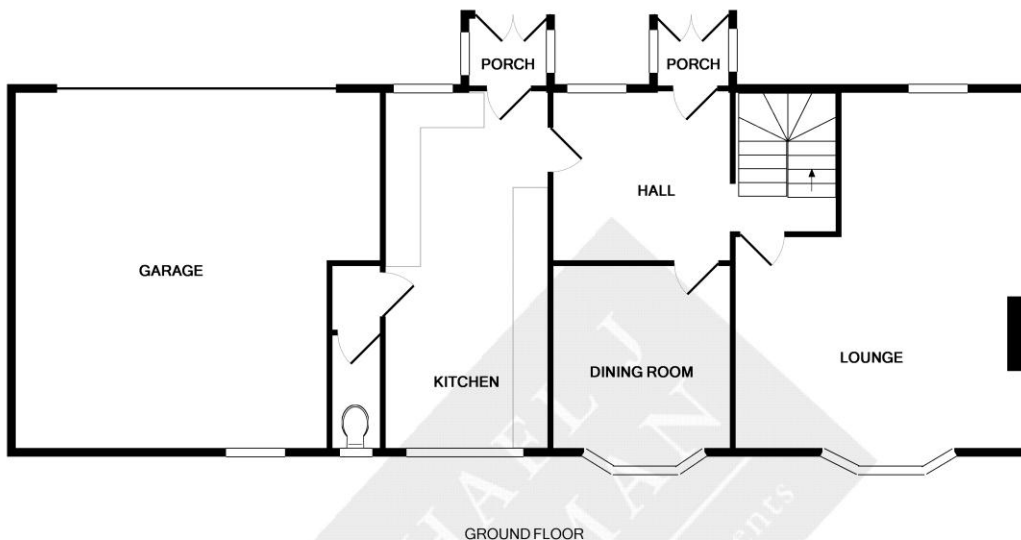
Family Bathroom: 11' x 9' 6" (3.36m x 2.90m) Uvpc double glazed window to front, suite comprising of: panelled bath, shower cubicle with mains fed shower and shower screen, low level w/c, pedestal wash hand basin, shaver point, radiator, tiled walls, laminate floor, extractor fan.

Garden: Externally the property is approached through electric gates that lead to a cobbled driveway that has parking for several vehicles. The front garden is mainly laid to lawn with flower and shrub borders and includes a summer house; brick built outhouse, garden shed and green house to the side of the house there is paved terrace and further area of lawned garden. to the rear there is a large paved terrace that runs along the width of the house offering views over the countryside with steps down to the main rear garden that again is mainly laid to lawn and enclosed by mature hedging.

Location: The property is extremely well situated close to 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 area is 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 our office proceed down Chapel Road which turns into Mottram road where the property can be on the right hand side after approximately 0.6 mile.(For the Sat Nav user; Postcode: SK9 7JQ).





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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Energy Performance Certificate



Chapel Cottage, Mottram Road, ALDERLEY EDGE, SK9 7JQ

Dwelling type: Detached house
 Date of assessment: 11 April 2014
 Date of certificate: 11 April 2014
 Reference number: 8474-7124-2050-7289-5992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 184 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

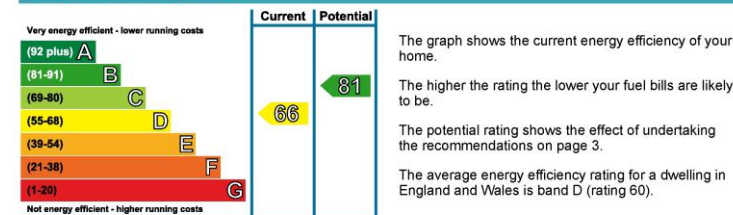
Estimated energy costs of dwelling for 3 years:	£ 4,209
Over 3 years you could save	£ 1,101

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 246 over 3 years	
Heating	£ 3,495 over 3 years	£ 2,613 over 3 years	
Hot Water	£ 393 over 3 years	£ 249 over 3 years	
Totals	£ 4,209	£ 3,108	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 648	
2 Floor insulation	£800 - £1,200	£ 261	
3 Low energy lighting for all fixed outlets	£40	£ 63	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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