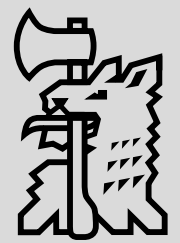


Armstrong Farm

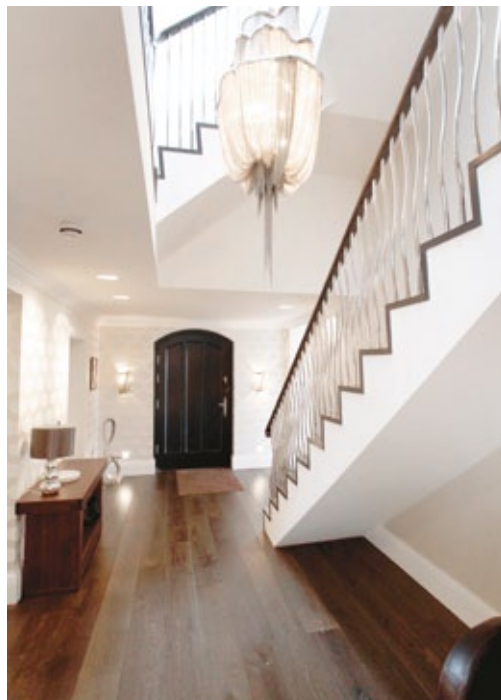
Macclesfield Road, Alderley Edge



Jackson-Stops
& Staff



An exceptional small Estate comprising a 6 bedroom house with leisure suite, 1 bedroom cottage and office block, all nestled in outstanding grounds, with one of the most glorious south-facing views in Cheshire



Description

Armstrong Farm must be one of the best houses in Alderley Edge and surely one of the most elevated. This small Estate wants for nothing and occupies one of the finest positions within the village, with unparalleled southerly views of The Edge and the Cheshire Plain, with the Clwydian hills as the majestic backdrop.

At the centre of the Estate is a sizable gentleman's residence, built in 2013. The house is constructed of mellow red brick elevations with stone dressings, punctured by large double glazed picture windows, all surmounted by a graduated stone roof. The rear of the house faces due south, with the main entertaining rooms making the most of the amazing setting. Internally the specification is breathtakingly spectacular, with a total no expense spared mantra being applied to every single fitting.



The latest bespoke fittings are listed below:-

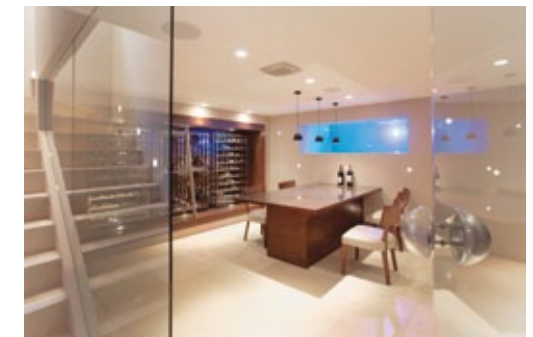
Specification

- Smart home wired and wireless technology.
- RTI based central system running all AV, heating, CCTV, electric gates and Lutron lighting - controlled from a tablet or Smart phone.
- Multi room audio to most rooms.
- Cinema room with full integrated 3 metre drop down projector screen with surround sound and electric blinds to the windows.
- Electric blinds to the master bedroom, cinema room and kitchen.
- Oak and stone flooring.
- Open fireplaces with limestone surrounds and living flame gas fires.
- Intricate coricing and moulded ceilings.
- Bespoke handmade solid kitchen units by Mowlem & Co with granite work surfaces and a wealth of Gaggenau fittings including 5 ring induction hob, combination oven/microwave, 2 fan ovens, 2 warming drawers, built-in fridge and freezers. Fully fitted pantry.
- Utility room fitted with Harrison & Collier units, granite work surfaces and Belfast sink.
- Laundry room with bespoke fitted units and granite work surfaces.
- Leisure suite with:- Biometric fingerprint reader security system; 12m level deck swimming pool (with Bisazza glass mosaic tiles) with hydrotherapy jet, resistance power jet and colour changing lighting; electric Crystal Clear pool cover; reflective blue stretch rubber ceiling; glass fronted steam room; relaxation area; changing room with rain shower.
- Temperature controlled wine cellar with dark oak cabinets, wine tasting table, a series of

polished mirror wine racks and tinted glass window allowing for views to the pool.

- Dressing rooms with bespoke wardrobes and fittings, the master suite having 2 dressing rooms, one leather clad and the second Poliform dressed.
- Master en suite bathroom with bespoke Axor fittings, central oval bath, twin basins, lit polished ceiling, Porcelanosa tiled floor.
- Massive top floor games room.
- Remaining bath/shower rooms all beautifully fitted to an exceptional standard.
- Professionally designed Barnes Walker gardens and grounds, incorporating many stone terraces to make the most of the views.
- Sophisticated underfloor heating system with condensing boilers, with eco credentials such as solar heated water and rainwater harvesting system.
- State of the art zoned security system with CCTV, electric gate, smoke alarms, security lighting and separately alarmed garaging.

Armstrong Farm is truly a rarity to the marketplace as it offers the complete package with not only an exceptional main house, but also an equally beautifully fitted 1 bedroom cottage and further separate office accommodation, which could be converted, subject to the necessary consents being obtained, into more ancillary accommodation.





- Games room
- Integral leisure suite with indoor swimming pool, changing room, steam room and separate WC

The Cottage

- Kitchen open-plan to sitting room
- Shower room
- First floor double bedroom

Separate Office Building

- Reception room/office
- Cloakroom
- 2 further offices
- First floor terrace
- Kitchen area

Gardens & Grounds

- Hard tennis court
- Professionally landscaped gardens and grounds
- Double garage
- Approximately 0.90 of an acre

Location

One of the finest locations you will ever see! Uninterrupted panoramic southerly views over National Trust parkland, admiring the Cheshire

Plain, with the Clwydian hills behind. If that wasn't enough, you are only 0.8 of a mile from the centre of Alderley Edge and all it has to offer, with upmarket shops, cafes and restaurants. The M6/M56 motorway links are close at hand, with Alderley Edge train station providing national transport links.

- Wilmslow 3 miles
- M56 (J6) 6 ½ miles
- Manchester airport 7 ½ miles
- Knutsford 7 ½ miles
- M6 (J19) 10 ½ miles
- Manchester 14 ½ miles (distances approximate)

Directions (Postcode: SK9 7BN)

From the centre of Alderley Edge take the B5087 Macclesfield Road towards Over Alderley. Proceed for exactly 0.8 of a mile and the stone-pillared entrance will clearly be seen on your right hand side.

Property Information

Agents Note: A small area of Armstrong Farm between Macclesfield Road and The Cottage, we believe to be leasehold. Further details are available from the Agent's office.

Services

House: Mains water, electricity, drainage, mains gas underfloor central heating, burglar alarm, smoke alarms, security lighting

Coach House: Electric heating.

Office Building: Gas central heating.

Local Authority & Council Tax: Cheshire East Council. Telephone: 0300 123 5500. Tax band H. £2,978.88 payable for 2015/16.



Office & Cottage



Outside

An impressive set of electric solid gates open into a sweeping resin set driveway with a spacious parking and turning area to the front of the house. The driveway continues to the side of the house and leads to the cottage and office, with further parking available. The house is well screened from the road by a bank of mature trees, shrubs and espalier trees that soften the fencing, with the majority of the gardens lying to the rear south facing elevation. A large stone terrace is accessed of all the rear rooms of the house with uninterrupted, unparalleled views of the Cheshire Plain and beyond. To the rear of the office is a netted hard tennis court.

Accommodation in Brief

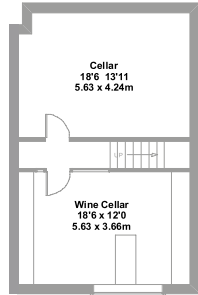
House

- Galleried entrance hall
- Cloakroom and 2 separate WCs
- 4 reception rooms
- Breakfast kitchen
- Utility room, pantry and laundry room
- Wine cellar and plant room
- Master bedroom leading to his and hers dressing rooms and en suite bathroom
- 5 further en suite bedrooms (guest suite with dressing room)

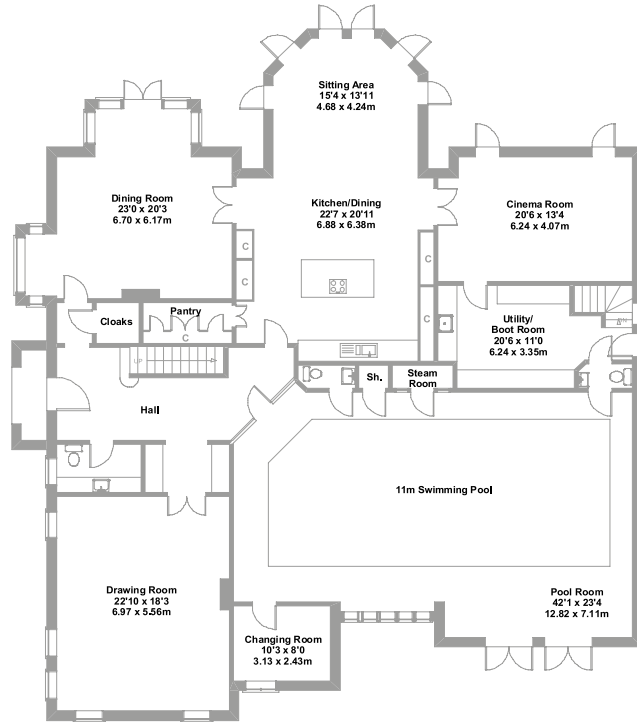
Approx. Gross Internal Area: 12,700 sq ft / 1,179 sq metres

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

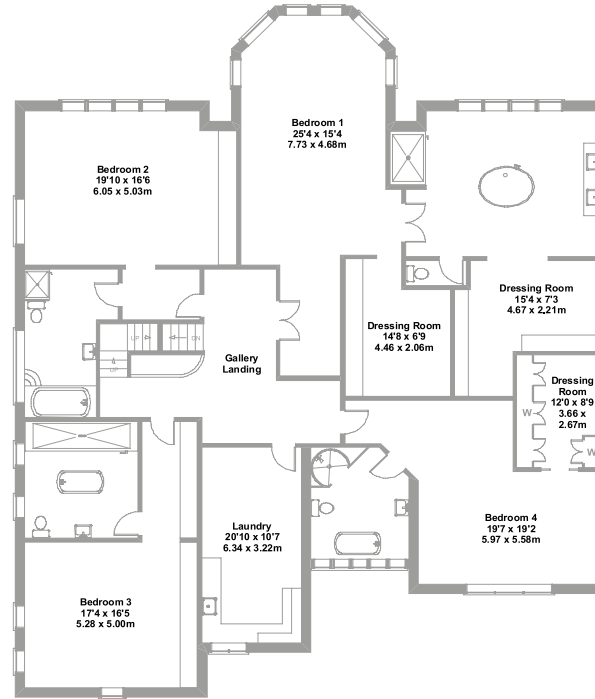
Armstrong Farm



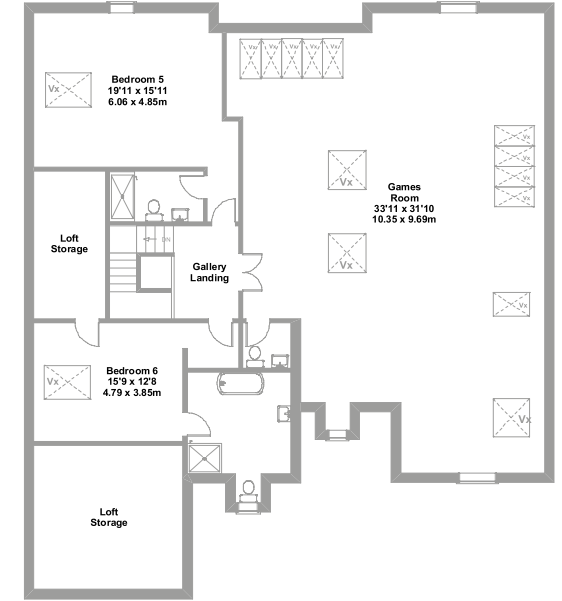
Basement



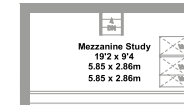
Ground Floor



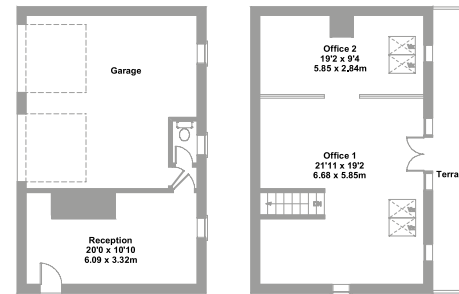
First Floor



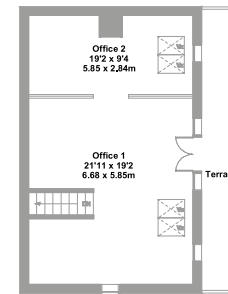
Second Floor



Office Building



Ground Floor

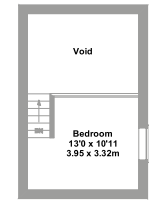


First Floor

The Cottage



Ground Floor



First Floor



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