

# THE MANOR HOUSE

C H E L F O R D • C H E S H I R E







AN EXEMPLARY GRADE II\* MANOR HOUSE WITH  
ADDITIONAL COTTAGES NESTLED IN 7 1/2 ACRES OF  
FABULOUS PRIVATE GARDENS AND GROUNDS

*Surely one the finest Estates  
within the North West*





# ACCOMMODATION IN BRIEF



## THE MANOR HOUSE

### Ground Floor

Entrance hall • Inner halls • Cloakroom with separate WC  
Secondary separate WC • Drawing room • Dining room  
Garden room • Sitting room • Playroom/snug  
Breakfast kitchen • Breakfast room • Morning room  
Utility room • Linen room • Wine store

### First Floor

Master bedroom with dressing room and en suite bathroom  
Bedroom two with en suite shower room and door to balcony  
Five further double bedrooms • Family bathroom • Family shower room  
Separate WC • Two attic rooms with potential for further accommodation  
(subject to consents being obtained)

## HONEYSUCKLE COTTAGE

(Honeysuckle Cottage forms part of The Manor House and is linked on the first floor level)

### Ground Floor

Sitting room • Kitchen

### First Floor

Two bedrooms • Family bathroom • Dressing room

## WISTERIA COTTAGE

(Wisteria Cottage is a separate dwelling, linked to The Tithe Barn)

### Ground Floor

Entrance hall • Inner hall • Cloakroom • Separate WC  
Shower room • Sitting room • Garden room • Playroom • Breakfast kitchen  
Further reception room, partly plastered (not yet habitable)

### First Floor

Landing with glazed roof  
Master bedroom suite with dressing room, en suite bathroom and door to balcony  
Guest bedroom with en suite bathroom

## THE TITHE BARN

An exquisite late 16th Century Grade II Listed timber-framed barn with graduated stone roof and stone floor. At present used as a store but, subject to the necessary consents being obtained, offers potential for a myriad of different uses.

## OUTBUILDINGS

Magnificent oak-framed building with cedar shingle roof, housing the footings of an oblong-shaped indoor swimming pool • Large wooden pergola • Greenhouses  
Garage block incorporating two single garages, gardeners day room, coal store  
Separate brick-built building housing three stables with loft above  
Separate brick machinery store  
Turreted tree house with elevated walkway to climbing/play area  
Former gardeners bothy with attached utility/boot room  
Brick log store • Glasshouse with grapevine  
Two wooden storage sheds

## GARDENS & GROUNDS

The grounds have been professionally designed to create many separate areas:-  
Large sweeping manicured lawns • Formal ornamental pond with fountain  
Large ornamental lake with floating pontoon and jet fountain  
Woodland walks • Courtyard garden • Priory garden  
Orchard • Vegetable garden • Cottage garden

In all approximately 7 1/2 acres

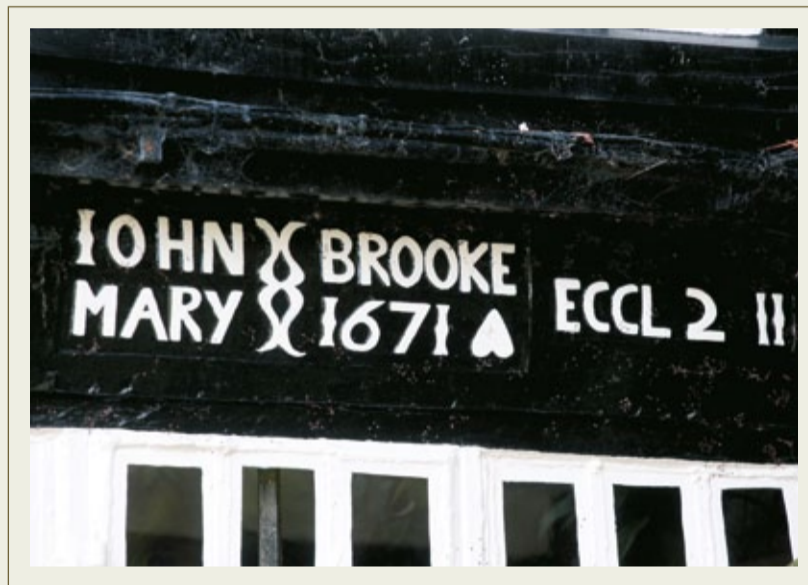




*A Nationally important historical house  
with immeasurable charm*

## THE HISTORY

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The Manor House is Grade II\* Listed, being one of only 20,000 properties Listed with this designation within the United Kingdom, clearly defining this house as a truly magnificent historic house that is to be preserved for generations as a family home.

The central core of The Manor House dates back to the early 17th Century, with additions in 1671 and further extensive additions to both gable ends and to the rear of the house in the 19th and 20th Centuries. Just to the right of the entrance door is the inscription 'John & Mary Streame ECCL 2II 1671', with some original 17th Century glass etched with a name and the date '1729'. A ground floor reception room beam is inscribed with the words 'When thou hast eaten and art full then shalt thou thank the Lord thy God'. The last extension/addition was done by Isaac Massey, builders for Colonel Dixon of the nearby Astle Hall.

A small timber staircase leads to the attic rooms, where two oak floorboards lift to reveal a priest hole.

# THE MANOR HOUSE — A 17TH CENTURY MASTERPIECE

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The Manor House is mainly timber-framed, constructed on a stone plinth, with numerous facades adorned with decorative wooden carving denoting the owners' wealth. The elevations are draped with mature wisteria, climbing roses and honeysuckle, together with three south-facing timber terraces/balconies overlooking the rear/south facing gardens, which can be accessed from the house. This sublime mix of historic grandeur and the gardens sheer beauty gives The Manor House an overriding romantic feel. Also dressing the elevations are mainly original leaded windows to the front, with larger timber-framed windows to the rear, allowing for the full appreciation of the southerly orientation. The additions are of stone/brick construction, all surmounted by a splendid graduated stone or tiled roof. This significant house is encompassed entirely by its own grounds, with two further houses giving a high degree of privacy.





## THE ESTATE

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The Manor House itself is a timeless masterpiece, surrounded by professionally designed grounds, with numerous separate gardens with intricate planting providing many areas of delight. These stunning gardens wrap around two further properties, namely Honeysuckle Cottage and Wisteria Cottage, which complete this small Estate. These three dwellings are served by a range of outbuildings, one of which is a Grade II Listed tithe barn. There is also an oak-framed building housing a yet to be completed indoor swimming pool (to be completed by the purchaser), together with a full range of brick buildings, currently used for storage.

## The Ground Floor

A hefty oak studded door opens into the stone-flagged entrance hall, with the walls and ceilings hung with timber beams. An inner hall has an impressive 17th Century oak staircase, which has moulded balusters with heart-shaped holes and moulded and ribbed hand rail and newel posts. A cloakroom and separate WC leads off the hall. The ground floor has six impressive reception rooms, all beautifully decorated and with their own character. The rooms are all generous in proportion, with numerous beams and impressive fireplaces, with the drawing room being the most impressive of all, with French doors leading out onto the south terrace and a bay window with seat overlooking the west gardens.







## *Extraordinary quality and character*

Also on the ground floor is a breakfast kitchen with modern day fittings, including a two oven Aga set into a brick fireplace recess. There is also an exemplary selection of modern day fitted appliances, such as a industrial sized freezer, Gaggenau ovens, grill, deep fat fryer and warming plate, as well as Imperial steam and fan ovens and a Miele dishwasher. Off the kitchen is a larder and utility room.

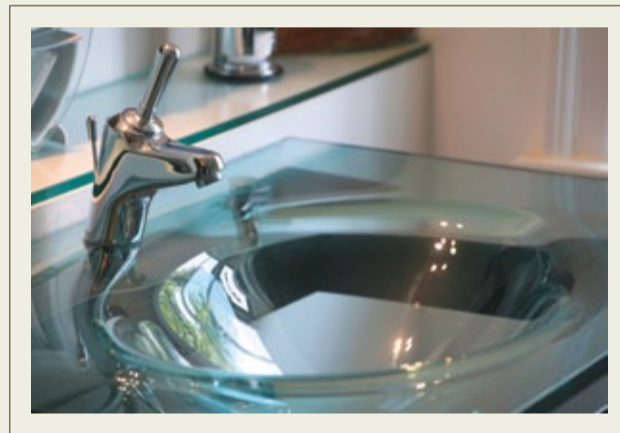




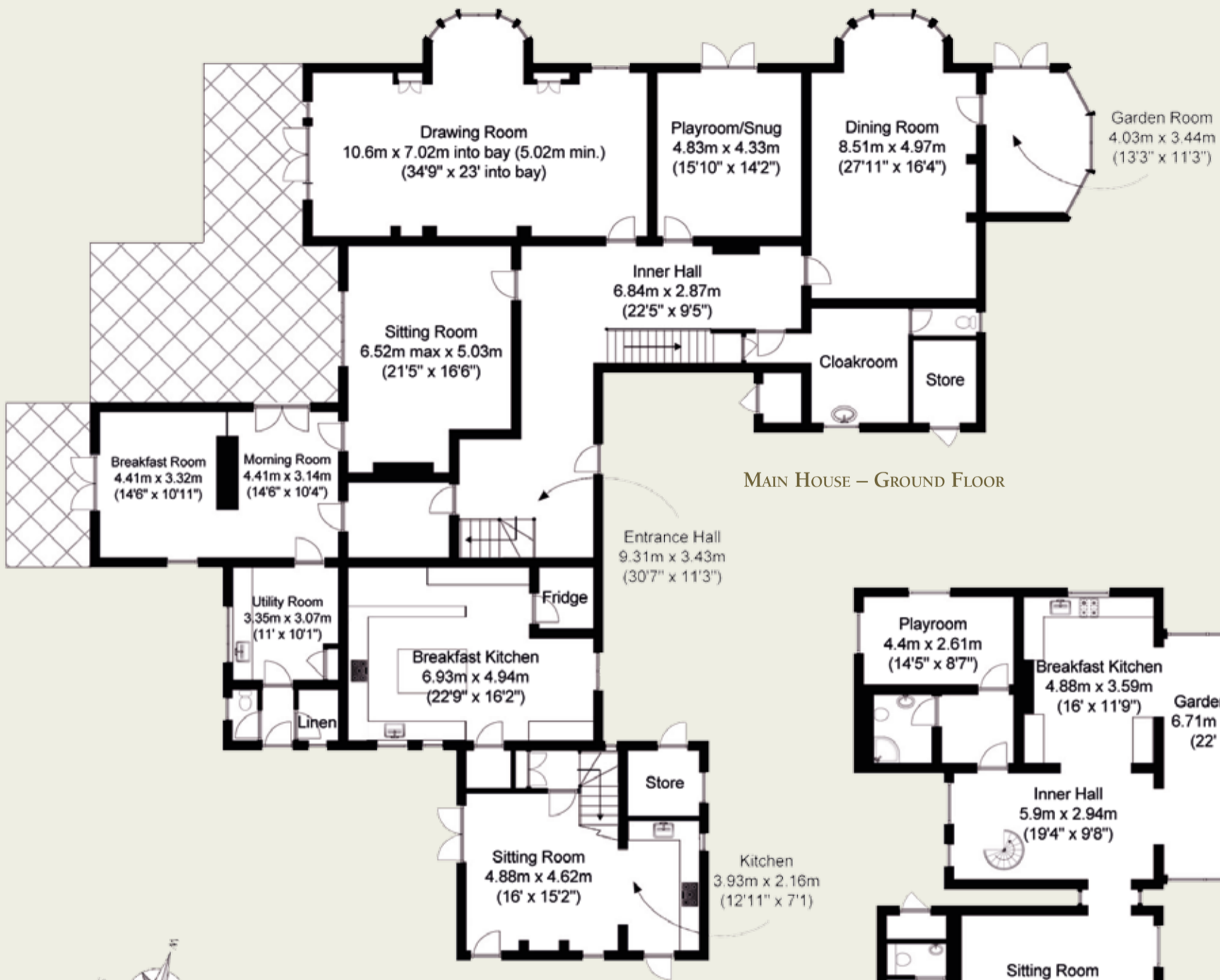


## The First Floor

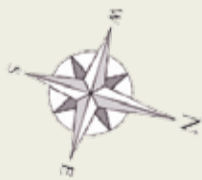
The master bedroom suite is stately in size, with a pretty bay window with seat overlooking the west gardens. From the bedroom, an opening leads to the dressing room, with a door through to the large en suite bathroom, with huge ball and claw roll-topped bath sitting splendidly in the middle of the room. There is an equally impressive guest suite, which overlooks the southern lawns from a timber balcony, accessed through French doors. There are five further double bedrooms served by a family bathroom, shower room, and a separate WC. A small timber staircase, with priest hole beneath, leads to two good sized attic rooms, with potential for more accommodation (subject to the necessary consents being obtained).



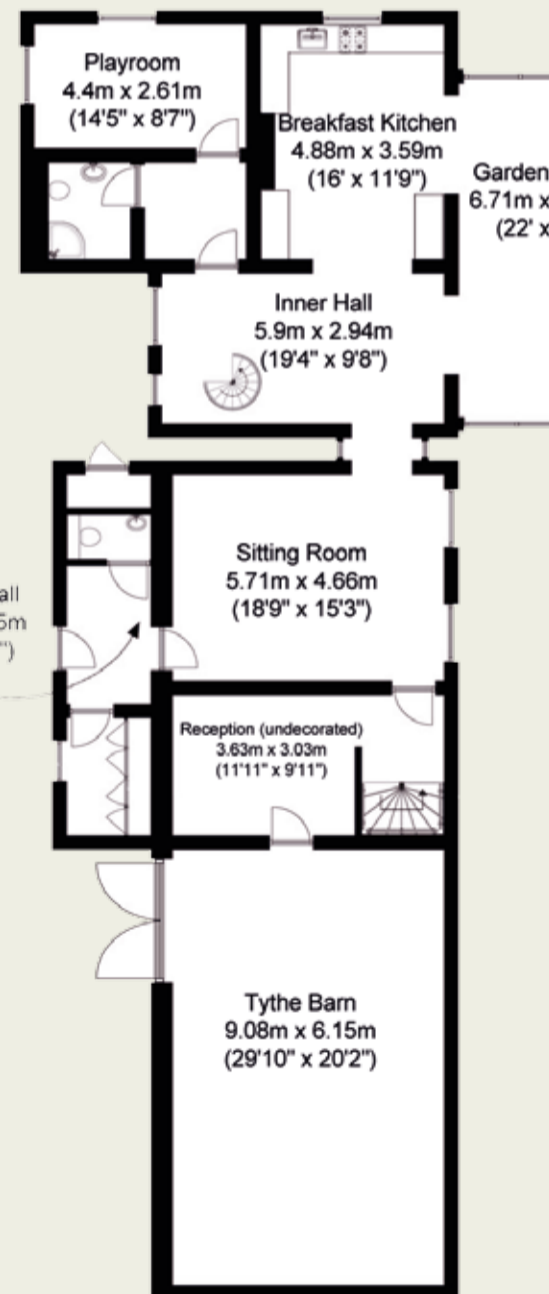
# FLOOR PLANS



MAIN HOUSE – GROUND FLOOR



HONEYSUCKLE COTTAGE – GROUND FLOOR

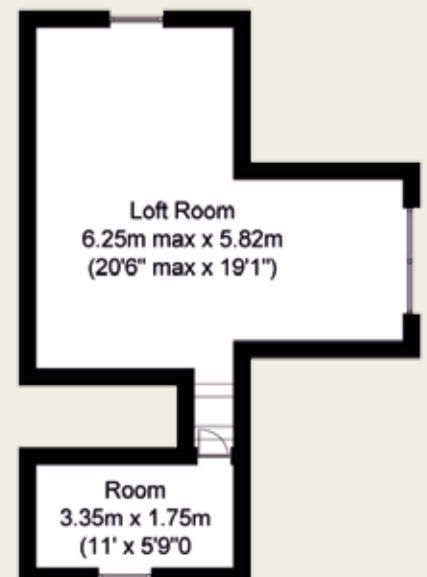
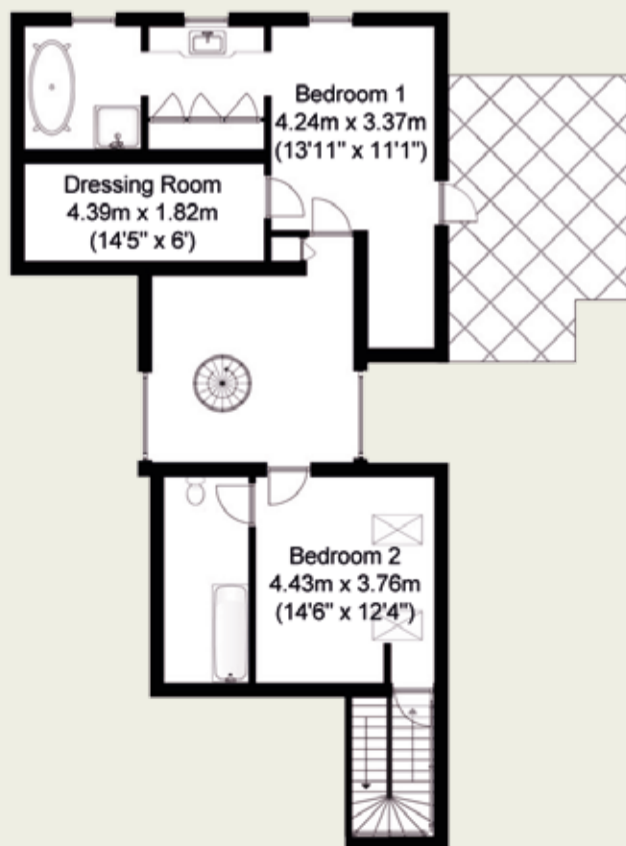
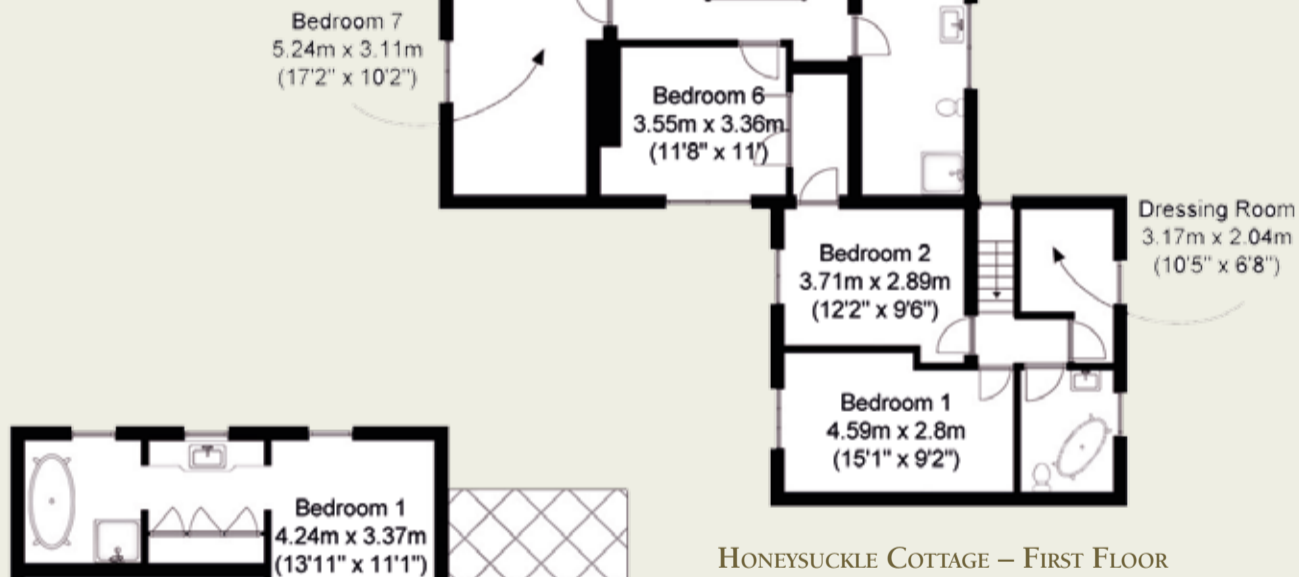
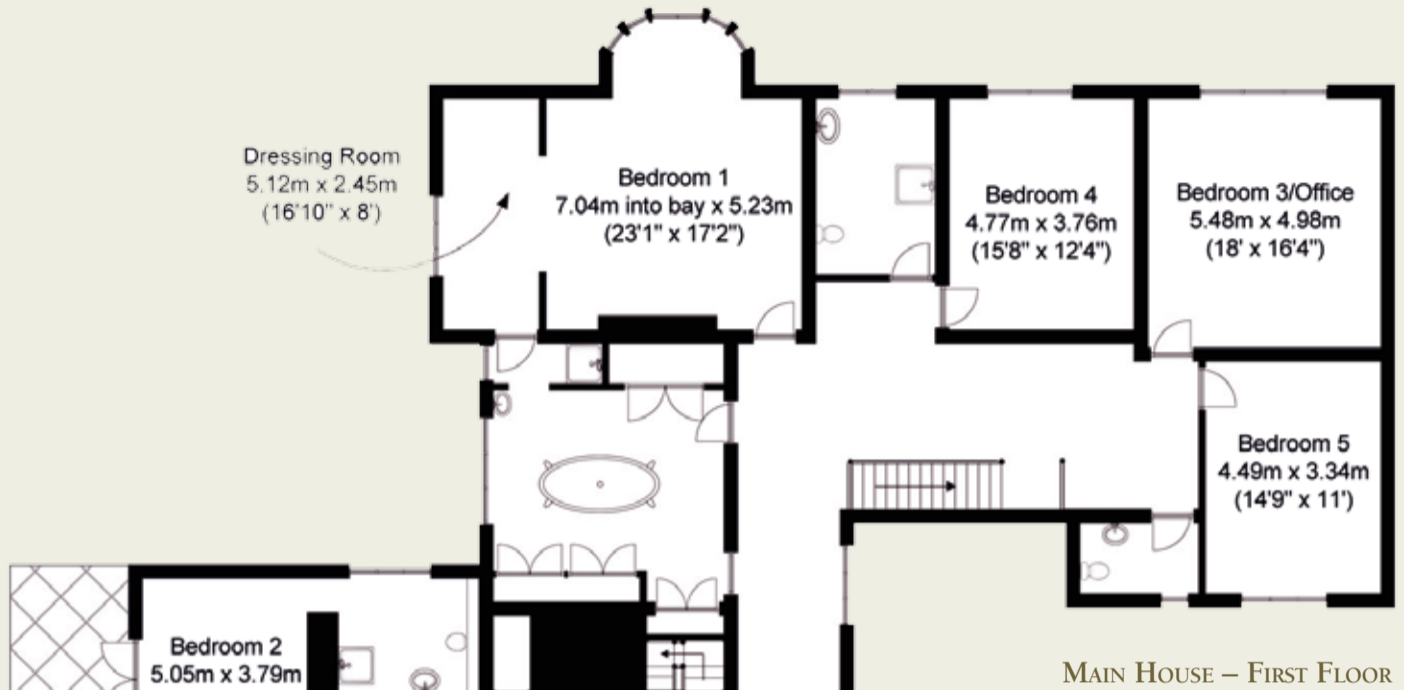


WISTERIA COTTAGE – GROUND FLOOR



GARAGES

Approx. Gross Internal Area  
12365 SQ FT / 1149 SQ M





## HONEYSUCKLE COTTAGE

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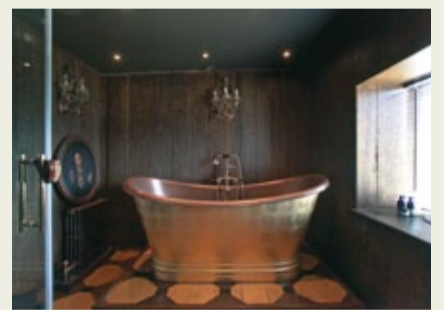
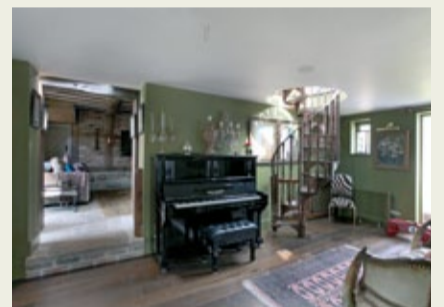
Honeysuckle Cottage is attached to The Manor House on the eastern elevation, with the accommodation being interlinked on the first floor, providing a high degree of flexibility. The cottage forms a 19th Century addition to The Manor House and consists of a sitting room with open fire and French doors facing south, overlooking the rear gardens, with the kitchen being open-plan to the sitting room. An inner hall leads to the first floor with two double bedrooms, a dressing room and family bathroom, all beautifully fitted out.



# WISTERIA COTTAGE

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Wisteria Cottage is an impressive brick barn with partly white rendered elevations, all surmounted by an attractive graduated stone roof, overlooking the courtyard of The Manor House. This cottage is attached at one gable end to The Tithe Barn. Internally, this barn conversion inventively fuses the traditional construction of the barn with exposed brickwork, wattle and daub and beams, with extremely stylish fittings such as a bespoke kitchen with granite worksurfaces, a large freestanding copper bath to the master en suite and an oak-framed glazed garden room off the kitchen, which enjoys views of the most stunning walled cottage garden. Views of the gardens can also be appreciated from a glazed roof first floor landing with marble lit floor and a timber decked balcony off the master bedroom. The cottage garden is encompassed by a mellow red brick wall with professionally planted formal herbaceous borders providing a rainbow of colour. The ground floor has an unfinished reception room that, at present, is only partly plastered out, with a door leading to The Tithe Barn.



# THE TITHE BARN – GRADE II LISTED

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The Tithe Barn consists of an extraordinarily beautiful period timber-framed barn with mellow Cheshire brick infill, impressive oak trusses and a wonderful graduated stone roof above. This barn has the potential for a number of different uses, subject to the necessary consents being obtained.

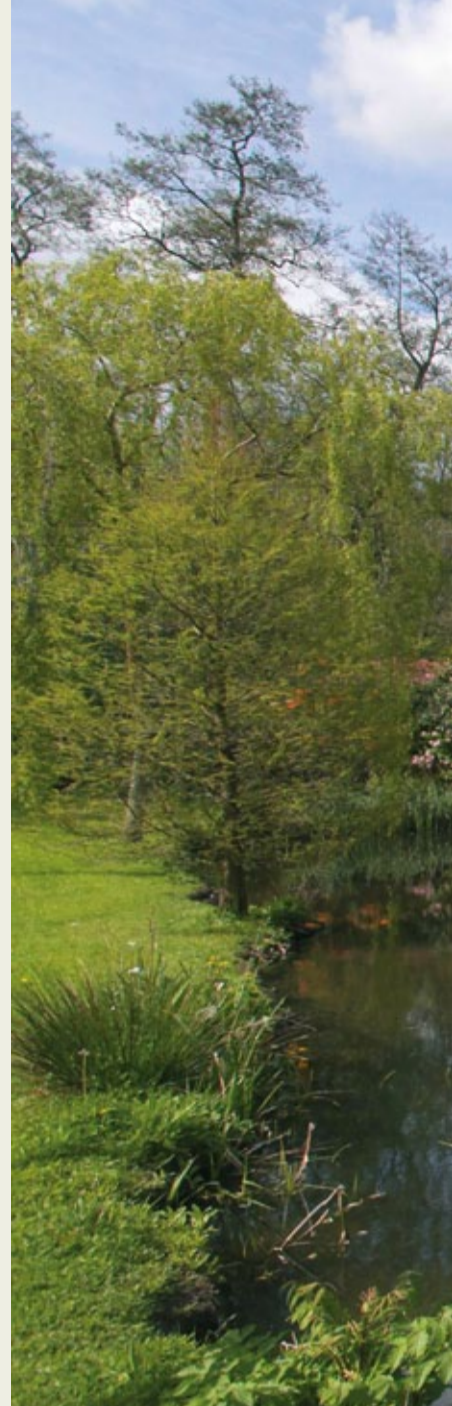
## GARDENS & GROUNDS

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'Professional and imaginatively designed grounds with numerous different gardens forming an intoxicating mix of pleasure, formal and water.'

Two impressive, electrically gated entrances from the north and west lead to a large granite-set circular courtyard to the rear of the house. A further mainly walled parking area is accessed off the northern entrance to provide additional parking for the secondary accommodation and staff.

The magnificent gardens wrap around the house entirely, with the largest expanses of lawns being to the front/southern elevation and to the side/west elevation. These impressive lawns can be enjoyed from a stone terrace that abuts the house and an equally impressively sized timber pergola that sits elevated next to the west side of the house. The south lawns have a formal oblong ornamental pool with fountain, stocked with water lilies and rushes, with clipped box hedging forming the boundary. The west lawns have a wonderful lake with timber floating pontoon and fountain, with large weeping willows sitting beside.





## *Private setting*

To the right of the main drive, connecting to the western lawns, is a priory garden, forming a stunning area planted with various varieties of grass. From here, grassland paths lead to a woodland walk, through countless varieties of specimen trees, with the ground blanketed with bluebells and daffodils, all of which form a screen from the road.

To one side of the northern drive there is a walled and well stocked orchard with apple, pear and damson trees, encompassing a perimeter fenced vegetable garden. A large circular opening in the wall enveloping this area leads to the northern lawns, where the newly constructed oak-framed building for the swimming pool sits. A turreted tree house overlooks this whole area, as well as the front drive. Lastly, a magical mellow Cheshire brick wall adorned with wisteria and ivy, form the cottage garden, which is packed with mixed herbaceous borders, criss-crossed by stone paths, and overlooked by a large glasshouse and the garden room from Wisteria Cottage.





Oak-framed building housing the footings of an indoor swimming pool

## LOCATION

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The Manor House is accessed off two electrically gated entrances, the main entrance off the A535 and the second off the A537. The Manor House is extremely well situated and private, being tucked away from view and ring-fenced by its own extensive gardens and grounds, providing a tranquil and private setting, yet only a short drive away from Alderley Edge and Knutsford, 4 and 5 1/2 miles respectively. Chelford Railway Station is a short drive, with Macclesfield and Wilmslow providing direct connections to London in under 2 hours. Terra Nova school is close by, as is Alderley Edge School for Girls and Ryleys Preparatory School. The motorway network system is close by, with the M6 (J19) being some 8 miles distant.

- Alderley Edge 4 miles
  - Knutsford 5 1/2 miles
  - Wilmslow 6 miles
  - Holmes Chapel 7 miles
  - M6 (J19) 8 miles
  - Manchester airport 10 1/2 miles
  - Manchester 17 1/2 miles
  - Chester 30 miles
  - Birmingham 63 miles
- (approximate mileages)

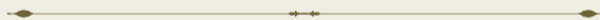
# DIRECTIONS



(Postcode: SK11 9AH)

From Alderley Edge, take the A535 towards Chelford. Cross Chelford roundabout, continuing on the A535 towards Holmes Chapel. After about 400 yards the recessed entrance to The Manor House will be seen on your left hand side. Proceed down the long entrance drive to a set of large wrought-iron electric gates.

# PROPERTY INFORMATION



**Services:** Oil fired central heating, boiler serving The Manor House and Honeysuckle Cottage. Separate oil fired boiler to Wisteria Cottage. Mains water, electricity and sewerage to all properties.

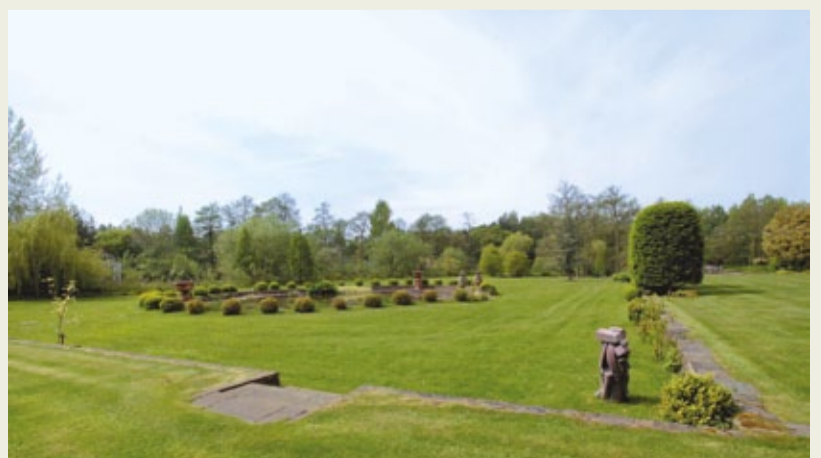
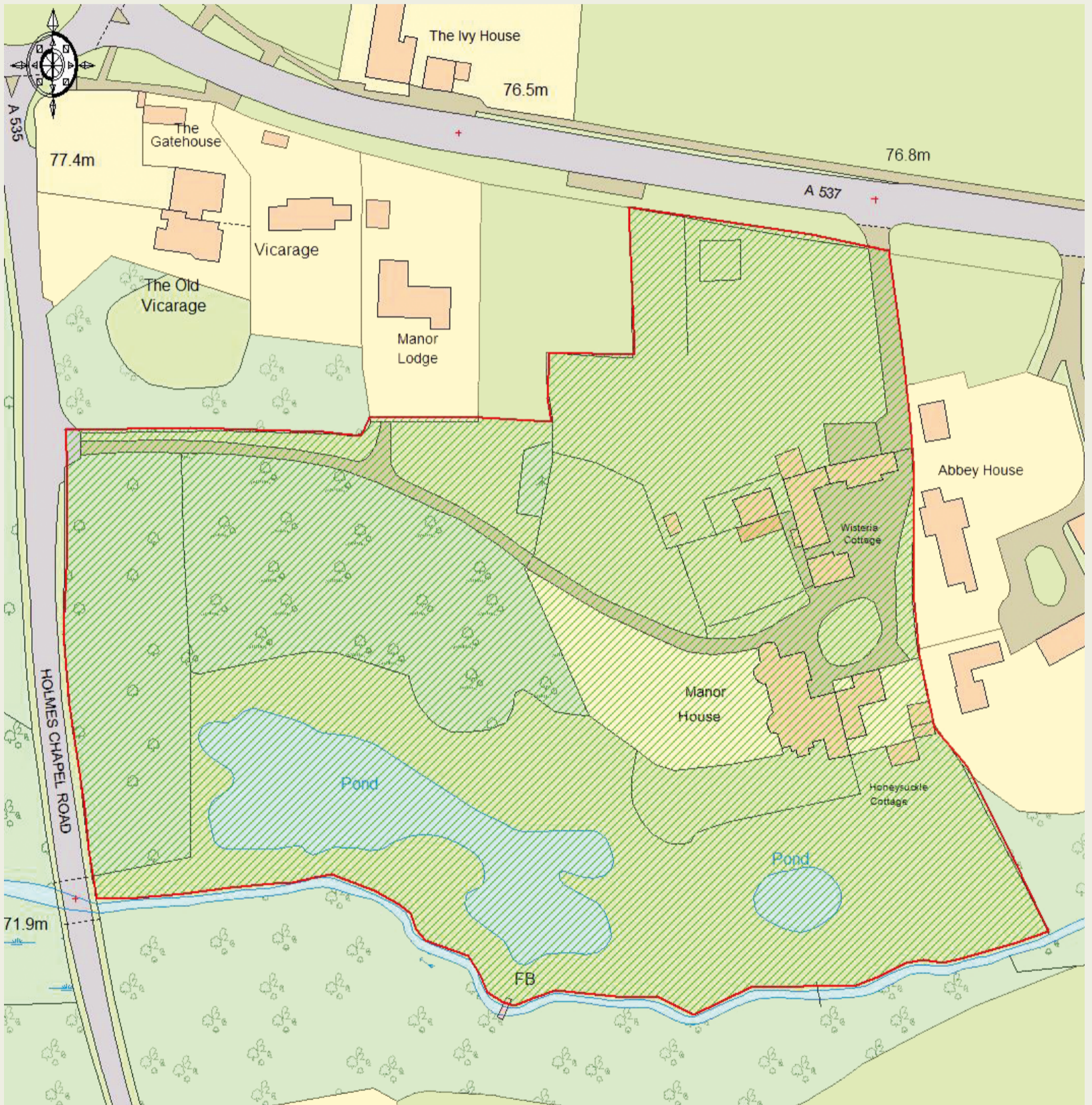
**Agents Note:** Manor Lodge has a right of access over the first section of the main drive, in order to access their property.

**Local Authority & Council Tax:** Cheshire East Council. Telephone: 0300 123 5500.

The Manor House - Tax band H. £2,913.20 payable for 2014/15.

Wisteria Cottage - Tax band C. £1,294.75 payable for 2014/15.

**Important Notice** Jackson-Stops & Staff and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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