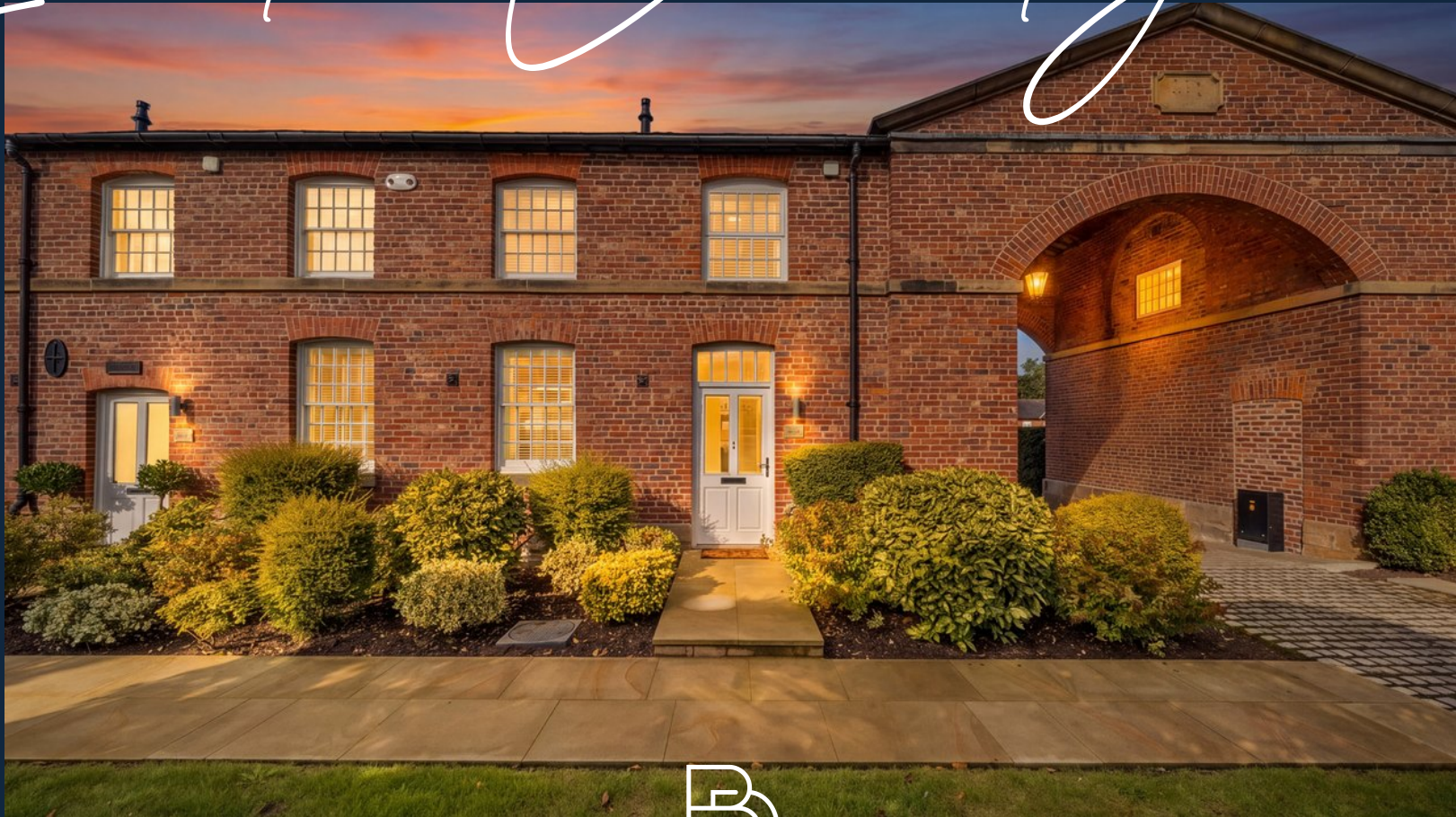


East Courtyard



BY DESIGN

A Grade II listed home in the former stables of Alderley Park, one of only nine gathered around a private courtyard set within four hundred acres of parkland.

Grade II listed and formed from the original stables range, number three has been converted and finished to a high specification while keeping what matters. The sash windows remain, since fitted with secondary glazing, the ceiling heights give both bedrooms an unusual sense of volume, and an original oak beam still crosses the bathroom ceiling.

The ground floor is light and bright, opening from a proper entrance hall into a kitchen, dining and sitting room that runs the depth of the house and out onto the terrace. Both bedrooms are true doubles with fitted wardrobes, and the bathroom is tiled floor to ceiling in a warm stone. Approximately 818 square feet in all, with a sunny garden behind and two allocated parking spaces at the door. EPC rating C, with the potential to reach B.

Bought as a first home in 2018 and most recently let at £2,100 per calendar month, it is offered with no onward chain.

3 East Courtyard, Alderley Park, Congleton Road, Nether Alderley, SK10 4JS



Virtually staged



Virtually staged



Virtually staged



Virtually staged

The Seller's Story

We bought number three in 2018, as our first home together. We had looked at a great many places in and around Alderley Edge and nothing else came close. Waking up inside a set of early nineteenth century stables, with four hundred acres of parkland on the other side of the front door, never once stopped feeling like a small piece of good fortune.

It was exactly the right house for that chapter of our lives, and what changed was us rather than the house. When we decided to grow our family we needed more room than two bedrooms could give us, and so we moved on, though never without looking back.

Selling it outright was never really the plan, so we let it instead. The rental income has been strong and steady and tenants have been easy to find, which tells you as much about how beautifully this home lives as it does about how many people long to be on the park. Handing it on now feels like the right moment, whether that is to another couple starting out, as we did.

We can picture it suiting someone downsizing every bit as easily, particularly anyone who travels a great deal, or as a second home to come back to. It is the kind of place you can close the door on and leave without a second thought, with nothing outside asking to be looked after while you are away.

The sellers



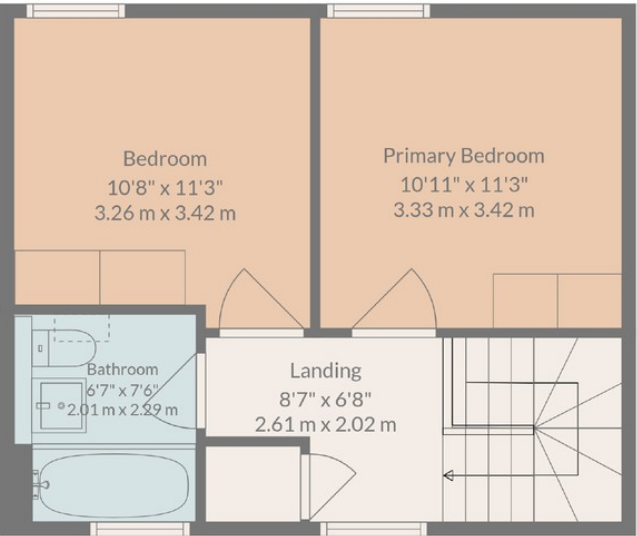
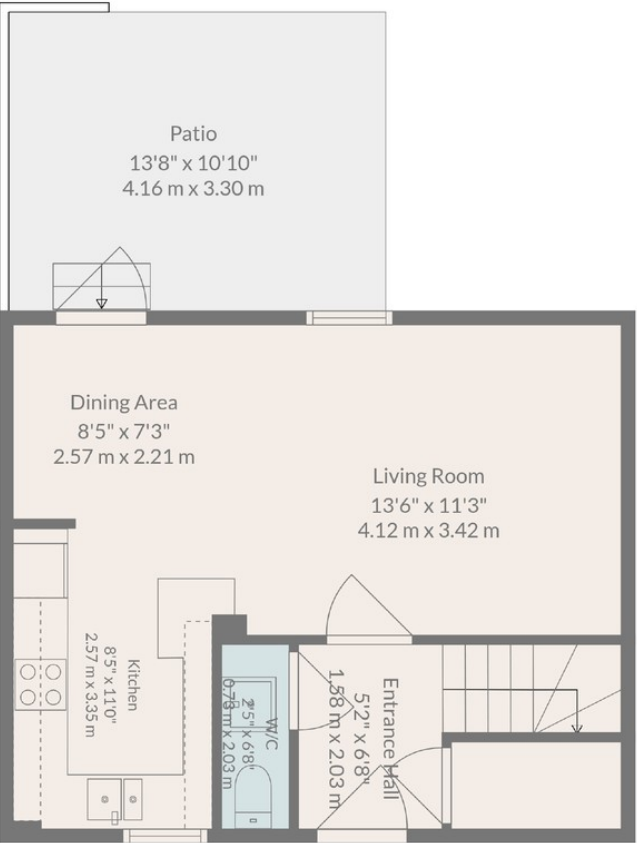
Floor plan

Three dimensional view



Energy performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximately 818 sq ft (76 sq m). Measurements are approximate and provided as a guide only.



Life on the park

Life here begins the moment you step outside. Four hundred acres of parkland, ancient woodland, lakes and water gardens lie beyond the front door, with miles of trails for walking, running and cycling, and a different character to every season: bluebells through the woods in spring, long light evenings across the water gardens in summer, and the whole estate turning gold in October.

Mornings might mean coffee on the terrace or a circuit of the lakes before work. For the many residents who work on the park itself, among more than two hundred and fifty businesses, the commute is a walk through the grounds rather than a drive. Evenings bring the Everybody complex, with its gym, sports hall and tennis court, and Pure Padel's three floodlit courts, where a game after work takes no arranging at all.

Weekends are what people move here for. A long unhurried walk with the dogs, then a table by the fire at The Churchill Tree, set within the Grade II listed Tenants' Hall of 1904 and known for its Sunday roasts. Grantham's, an Alderley Edge institution since 1947, has brought its fine food and wine onto the park for everything else. Alderley Edge village and Wilmslow are a short drive when you want restaurants, bars and the train, and Manchester Airport is close enough to make leaving as easy as coming home.



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International audience

local knowledge