

# Finest

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Chelford Road | Alderley Edge | Cheshire

Tanyard Farm







## Accommodation in Brief

### Ground Floor

Entrance Hall | Living Room | Garden Room | Dining Room  
Kitchen/Breakfast Room | Utility Room | Cloakroom/WC  
Additional Reception Room (currently cinema room)  
Bedroom/ Shower Room with Independent Access

### First Floor

Principal Bedroom with En Suite | Three Further Bedrooms (One En Suite)  
Family Bathroom | Shower Room

### Outbuildings

Detached Garage with Gym Above  
Detached Games Room with Mezzanine and Shower Room  
Home Office | Field Shelters

### Externally

Driveway Parking | Formal Gardens | Terraces  
Natural Pond with Decking | Paddocks and Grazing Land | Approx 18.83 in Total





## The Property

Positioned within the sought-after village of Alderley Edge, Tanyard Farm presents a carefully composed house with a strong architectural identity, supported by a generous landholding and a collection of well-considered ancillary buildings. The setting remains a defining feature, with far-reaching views across surrounding countryside, while the approach and arrangement of the buildings establish a sense of arrival that feels both private and intentional.

The house itself has been extended and reworked to create a sequence of spaces that respond directly to the landscape. From the entrance, the layout begins to open out, drawing you through towards the principal living areas where glazing and volume become more pronounced. The main sitting room is arranged to take full advantage of its connection to the garden, with wide expanses of glazing set within timber framing, allowing light to move through the space while maintaining a clear visual link to the outside. The proportions are generous without feeling over-scaled, and the detailing, including exposed structural elements and carefully integrated joinery, gives the room a sense of permanence.

This sense of openness continues into the adjoining living and dining spaces, where the architecture becomes more expressive. A vaulted ceiling with exposed beams introduces height, while rooflights and full-height glazing bring in consistent natural light throughout the day. Large sliding doors extend the space directly onto the terrace, allowing it to function as a natural continuation of the interior during warmer months. The arrangement is both practical and sociable, with clearly defined zones for seating and dining, while maintaining a cohesive flow.





The kitchen is positioned to anchor this part of the house, fitted with bespoke cabinetry by Tom Howley and a substantial central island finished with stone work surfaces. Integrated appliances are set within the main run, while a range cooker is framed by a traditional mantle, introducing a more grounded, functional element. A separate utility room, also by Tom Howley, provides additional storage and working space, ensuring the main kitchen remains uncluttered and efficient in day-to-day use.

More formal accommodation is provided by a separate dining room, where the use of vertical timber panelling introduces texture and contrast, creating a space that feels distinct from the more open-plan areas.

A particularly useful addition on the ground floor is a self-contained suite with its own independent access, arranged to include a bedroom, separate living room, currently fitted as a cinema room with bespoke media wall, and a kitchen, alongside a shower room. The layout offers a high degree of flexibility for extended family, guest accommodation or potential income, while remaining clearly distinct from the main house.



On the first floor, the bedroom accommodation is arranged with a clear emphasis on space and outlook. The principal suite is particularly well-proportioned, with a vaulted ceiling and exposed beams echoing the architectural language of the ground floor. Windows are positioned to frame views across the surrounding landscape, while fitted storage is integrated in a way that maintains the simplicity of the space. The en suite bathroom is finished with high-quality materials, including stone surfaces and a walk-in shower, creating a room that feels both considered and durable.

Further bedrooms are similarly well-sized, each with its own character defined by the roofline and window placement. Bathrooms across this level have been finished with a mix of contemporary fittings and more traditional detailing, providing a consistent level of finish throughout.

Beyond the main house, the outbuildings add a further layer of versatility. A detached garage with an attached gym is positioned to one side, providing both practical storage and a dedicated space for fitness, with direct access to the grounds. A separate timber-built structure offers additional accommodation, currently arranged as a games room with a mezzanine level, creating a space that can be adapted for leisure, guest use or home working depending on requirements. The space is further supported by a full bathroom with shower, enhancing its practicality for more independent or extended use. In addition, a detached home office provides a more private, self-contained working environment.

A stable block sits separately within the grounds, benefiting from its own access track from the road, and offers clear potential for alternative uses. Its position and independent access suggest scope for conversion to residential accommodation, subject to the necessary consents.





## Externally

The grounds extend to approximately 16.83 acres in total, arranged as a combination of formal garden areas and open paddocks. Immediately around the house, terraces and seating areas are positioned to take advantage of the orientation, with direct access from the principal living spaces. A natural swimming pond has been carefully introduced as a focal point within the landscape, complete with a timber deck and surrounding planting, while a small bridge connects different sections of the garden, adding both character and practicality.

A sweeping driveway provides extensive parking and access to the garage and carport, ensuring both practicality and ease of arrival, while reinforcing the sense of space and privacy that defines the setting.





## Local Information

Tanyard Farm occupies a rural yet highly convenient position within Alderley Edge, one of Cheshire's most desirable villages, known for its quality of housing, strong sense of community and excellent amenities. The village offers a wide range of independent shops, cafés and restaurants, alongside everyday services, all set within an attractive and well-maintained environment.

For a broader selection of facilities, Wilmslow lies a short drive away, providing further retail, leisure and dining options, as well as a number of well-regarded supermarkets and professional services. The area is particularly well placed for access to some of the region's most highly regarded schools, including The Ryleys, Alderley Edge School for Girls and The King's School in Macclesfield, making it an appealing setting for families.

Transport links are a key strength, with Alderley Edge railway station offering regular services to Manchester Piccadilly and Crewe, connecting onwards to the national rail network. The A34 and nearby motorway network provide straightforward access across the North West, while Manchester Airport is within easy reach for both domestic and international travel.

Surrounding countryside offers a wide range of outdoor pursuits, with open farmland, woodland walks and golf courses all close by. The Peak District National Park is also within comfortable driving distance, providing further opportunities for walking, cycling and outdoor recreation.



# Floor Plans



Total area: approx. 515.9 sq. metres (5553.08 sq. feet)

Google Maps



what3words

///defender.ambitions.crispy

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity and water. Air source heat pump. Drainage to septic tank.

Postcode

SK9 7TQ

Council Tax

Band F

EPC

Rating B

Tenure

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)



Tanyard Farm | Chelford Road  
Alderley Edge | Cheshire



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50 m  
Scale 1:2472 (at A4)





# Finest

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](https://finest.co.uk)

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