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Hocker Lane | Over Alderley | Cheshire

Cobbles End



“A rare opportunity to acquire a substantial country plot in one of Cheshire’s most sought-after locations”

The Property

Occupying one of the most desirable positions in this part of Cheshire, Cobbles End presents a rare opportunity to acquire a substantial country plot extending to just over an acre, enjoying an exceptional elevated setting with uninterrupted south-facing views across open countryside towards Jodrell Bank and, on clear days, beyond to the Welsh Hills. A further adjoining paddock of just over two acres is available by separate negotiation, offering purchasers the opportunity to create a more significant rural holding.

Approached via a sweeping gravel driveway, the property sits comfortably within mature gardens, where established trees, ornamental planting and broad lawns combine to create a peaceful and private setting. The elevated position is undoubtedly its defining characteristic, with panoramic views extending across the surrounding landscape from both the gardens and the principal rooms of the house.

The existing detached house extends to approximately 2,462 sq ft and offers well-balanced accommodation arranged over two floors. While comfortably presented throughout, the real appeal lies in the exceptional site and the flexibility it presents for future owners.

The principal reception room is positioned to take full advantage of the outstanding outlook, where a wide picture window frames the surrounding countryside and glazed doors lead directly into the conservatory. Surrounded



by glazing beneath a vaulted roof, the conservatory enjoys uninterrupted views across the gardens and provides an inviting additional reception space throughout the year.

A separate dining room offers an excellent setting for entertaining and sits conveniently alongside the kitchen, which is fitted with solid timber cabinetry, generous work surfaces, a traditional Belfast sink and space for informal dining. A utility room and ground floor shower room provide useful ancillary accommodation, while a well-proportioned double bedroom on the ground floor offers flexibility for guests or multi-generational living.

The first floor comprises a generous principal bedroom enjoying elevated countryside views, together with two further bedrooms and a family bathroom. Extensive eaves storage and fitted wardrobes provide practical everyday storage.





Google Maps

what3words



///outside.gazette.outbursts

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.

Postcode Council Tax EPC Tenure

SK10 4SD

Band F

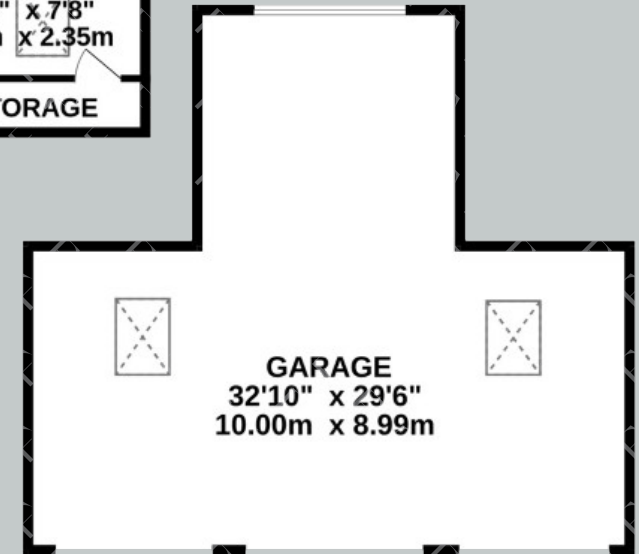
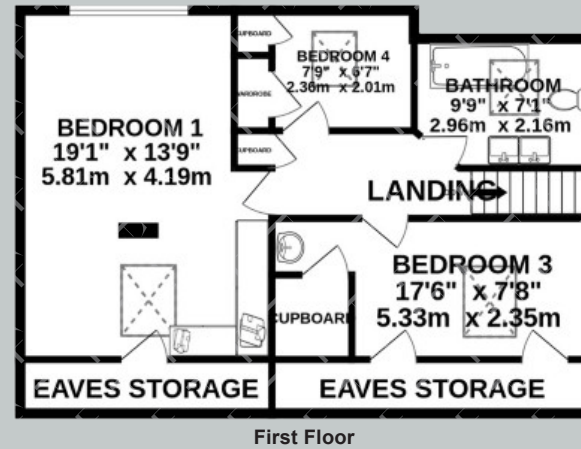
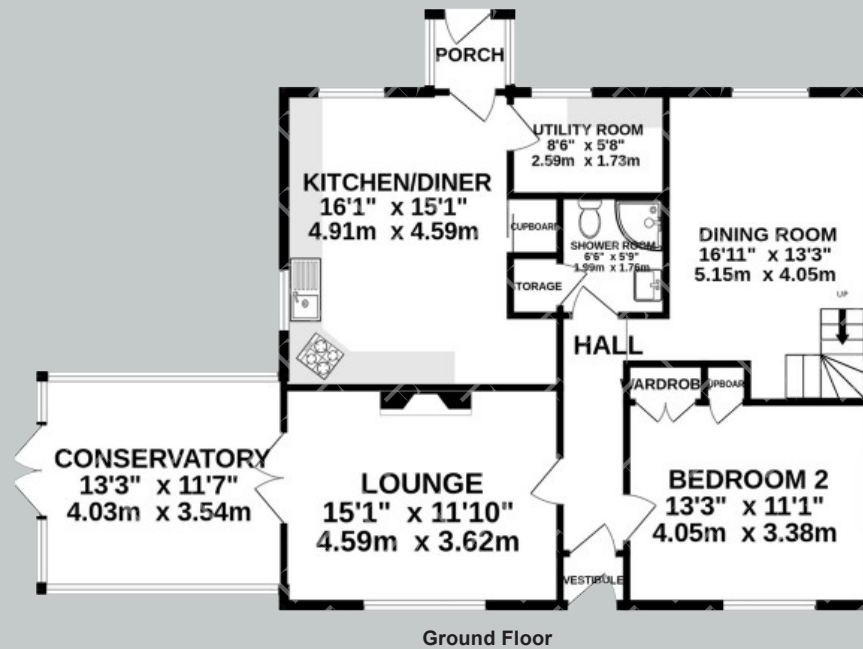
Rating E

Freehold

Services

Mains water and electricity. Solar PV panels. Drainage to small sewerage treatment plant. Heating via pump.

Floor Plans



Total area: approx. 228.7 sq. metres (2462 sq. feet)

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Viewings Strictly by Appointment



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