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Tanyard Farm

Chelford Road | Alderley Edge | Cheshire

"Set within approximately 1.34 acres, this impressive five-bedroom property offers over 5,550 sq ft of accommodation, combining spacious family living with excellent additional facilities"

Alderley Edge Village Centre 1 mile | Wilmslow 5 miles | Macclesfield 6 miles | Knutsford 10 miles
Manchester City Centre 16 miles | Manchester Airport 7 miles



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

Externally

Driveway Parking | Formal Gardens | Terraces

0.5 Acre Paddock | Approx 1.34 in All













The Property

Positioned within the sought-after village of Alderley Edge, Tanyard Farm is a distinctive and beautifully presented country house with a strong architectural identity, complemented by beautiful gardens and a collection of attractive ancillary buildings. The setting is a defining feature, with views across the surrounding countryside, while the approach and arrangement of the buildings create an appealing sense of privacy and seclusion.

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.















Externally

The gardens and grounds provide an attractive setting for the house, with the main site extending to approximately 1.34 acres, including a 0.5-acre paddock, and a further 14 acres available by separate negotiation. Extensive lawns, established trees and thoughtfully planted borders create a wonderful sense of space, while a substantial stone-paved terrace extends across the rear of the property, providing generous areas for outdoor dining and relaxation, with direct access from the principal living spaces. Raised planters, ornamental trees and carefully positioned seating areas add interest, while a further covered terrace offers a sheltered spot overlooking the gardens.

Beyond the main lawn, post-and-rail fencing encloses the paddock, while mature hedging and trees provide an established backdrop. Of particular interest is the existing detached barn, which benefits from its own access track from the road and offers potential for conversion into a separate residential dwelling, subject to obtaining the necessary planning permissions and consents. This presents an appealing opportunity to create independent accommodation within the grounds, whether for multi-generational living, extended family, guest use or potential investment purposes.

A sweeping driveway offers extensive parking and access to the detached garage building and adjoining covered carport, completing the practical outdoor arrangements. Together with the option to acquire a further 14 acres, the property's substantial accommodation, versatile outbuildings and potential for a second dwelling present a particularly compelling opportunity in Alderley Edge.









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.

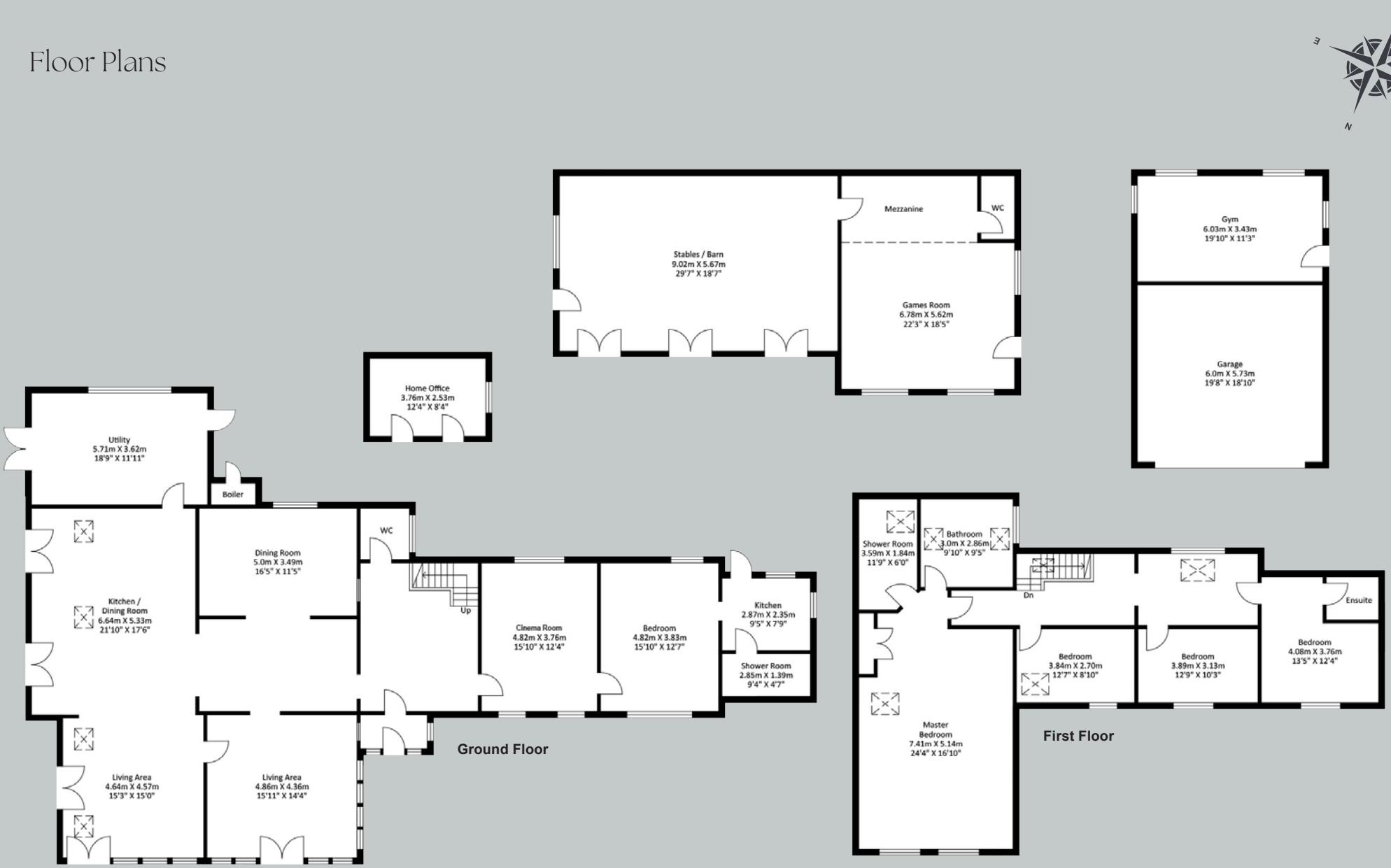








Floor Plans



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

Google Maps

what3words

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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	Council Tax	EPC	Tenure
SK9 7TQ	Band F	Rating B	Freehold

Viewings Strictly by Appointment

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The Property Ombudsman

Land App



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50 m
Scale 1:1250 (at A4)

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