





Hollinshead House, Heawood Hall Congleton Road

Heawood Hall, Nether Alderley

Set within nearly **half an acre of beautiful landscaped gardens**, this outstanding **Grade II Listed country house** offers over **5,000 sq ft** of wonderful, balanced accommodation, complete with an **indoor swimming pool complex** housed in truly stunning converted barn.

Located in the prestigious **Heawood Hall estate** in Nether Alderley, the house lies minutes from Alderley Edge and the A34, boasting great access, and enjoys total privacy behind secure gates, the Hall being at the end of a long private driveway, and there are **panoramic surrounding parkland views**.

Particular features include a magnificent **open-plan drawing room and a lovely staircase**, an **open kitchen/living/dining space**, both formal and informal reception rooms, and an impressive **principal suite** with amazing vaulted exposed truss ceiling, dressing room, and re modelled en suite. Three further double bedrooms on this floor enjoy garden views and are served by two additional bathrooms (one further en suite).

Ancillary spaces include a **boot room, utility area, changing facilities**, and a **first-floor study or occasional fifth bedroom in the pool building**.

A rare blend of rural charm, contemporary luxury, and complete security—just a short drive from local schools, shops, and transport links.





- Truly lovely Grade II listed country house with indoor swimming pool and beautiful gated grounds
- 4/5 bedrooms, four bathrooms, three reception rooms, in all over 5000 square feet
- Tremendously private and secure location within immaculate landscaped half acre gardens
- Beautiful open parkland views, yet just five minutes drive from Alderley Edge
- Situated within a small enclave of prestigious homes, formed by the original outbuildings of the main house, Heawood hall
- Huge, secure resin bound driveway with lots of very private parking
- Detached double garage
- Large, manicured lawns overlooking parkland at the rear
- Wonderful entertaining terrace with fireplace

Council Tax Band: H

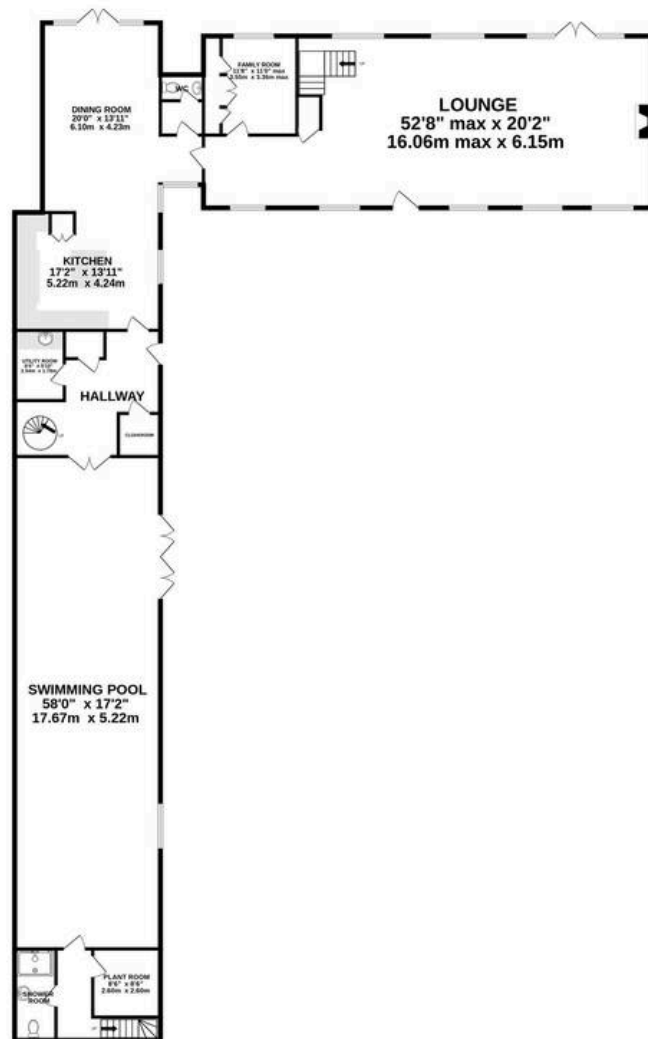
Tenure: Freehold

EPC Rating: F

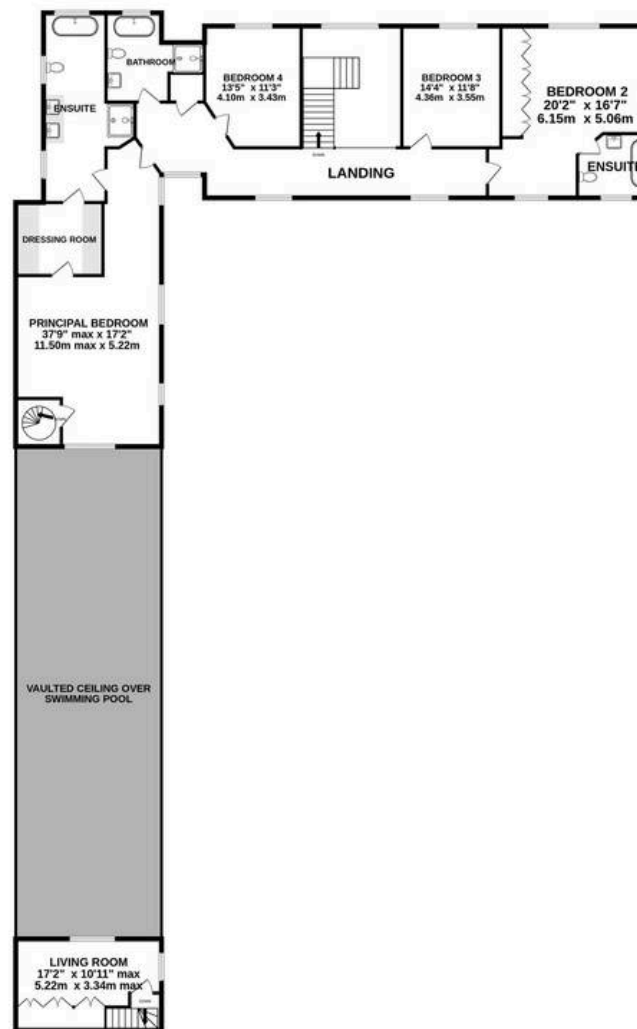




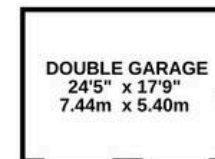
GROUND FLOOR
3165 sq.ft. (294.0 sq.m.) approx.



1ST FLOOR
2174 sq.ft. (202.0 sq.m.) approx.



436 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 5776 sq.ft. (536.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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