



## HARE HILL HALL

PRESTBURY ROAD | OVER ALDERLEY | CHESHIRE

An outstanding country house surrounded by  
National Trust Land situated  
down a long drive in a private setting

*Andrew J Nowell & Company*

**STRUTT  
& PARKER**



## HARE HILL HALL

PRESTBURY ROAD | OVER ALDERLEY  
CHESHIRE | SK10 4PY

Elegant entrance porch | Reception hall | Drawing room | Dining room | Sitting room | Conservatory  
Kitchen/breakfast room | Ancillary offices | Family room | Superb indoor leisure complex  
Snooker room/potential for self-contained flat | Extensive cellars | 6/7 bedrooms  
5 bathrooms/shower rooms (all en suite) | Study/7th bedroom | Integral 8 car garage, carport and gardeners  
store and amenities | Hard tennis court | Superb gardens and grounds



In excess of 6 acres

Alderley Edge 2 miles

M56 10 miles

M6 12 miles

Manchester Airport 12 miles

Manchester 19 miles

A TRANQUIL OASIS WHICH SHOULD BE  
PROTECTED LONG INTO THE FUTURE  
(QUOTE BY A FORMER OWNER)





## Situation

- Hare Hill Hall is in a beautiful rural location surrounded by National Trust parkland only 2 miles from the village of Alderley Edge.
- Alderley Edge offers a wide range of shops, restaurants and other facilities including a station with trains to Manchester (about 30 minutes). The larger town of Wilmslow is within 5 miles.
- Trains to London are from Wilmslow and Macclesfield (London 1 hour 40 minutes).
- There are excellent communications with the M56 to the north, giving access to Manchester Airport, Manchester and the M6 motorway network.
- Sporting facilities in the area include golf courses at Wilmslow, Prestbury and Tytherington, tennis clubs at Prestbury and Alderley Edge Cricket Club. There are also a number of local shoots.
- Alderley Edge has managed somehow to keep its cachet in a world that is radically different from that of 1842, when the village grew with the railway. It must say something about the intrinsic attraction of the place itself.

## Hare Hill Hall

The site of Hare Hill was owned in the fourteenth century by the Grosvenor's of Chester and has only had three significant owners during the last two hundred years which included the Brocklehurst family, well known in the silk trade from 1745 to 1945. The Hall is listed Grade II, dating from the late eighteenth and early nineteenth







century. The original house was considerably larger and included a ballroom, further bedrooms and servants' quarters being remodelled by the Brocklehurst family in the middle of the nineteenth century. The house is a fine example of the period with some magnificent principal reception rooms which are all well proportioned with high ceilings and windows, moulded cornices and some fine fireplaces. The current owners have continued to sympathetically update and extend the house over the last 25 years, adding a superb leisure complex as well as many other features. The architect ensured the

renovations were undertaken in accordance with the standard of materials and workmanship which have applied since the house was built. The accommodation is beautifully presented with excellent leisure facilities including a large indoor swimming pool, spa and sauna, snooker room and hard tennis court. Another feature of the property is the excellent integral garaging.

The house is approached over a long drive, set in beautiful gardens and grounds extending to over 6 acres. This gives the property its seclusion

which is further enhanced by being surrounded by the Hart Hill Estate belonging to the National Trust. There are stunning views from most rooms with extensive views to the rear over parkland with the hills of the Peak District in the distance and at the front over the gardens and grounds to the south park.

## Accommodation

An attractive veranda, with cast iron chinoiserie supports and frieze with a tented glazed roof and a stone terrace, runs along the front and down one side of the house. This gives access to a substantial front door flanked by high windows opening into a superb reception hall with a period staircase rising to the first floor. A focal point of the room is an ornate late classical fireplace with reeded sub Corinthian columns and centre relief and a fine moulded cornice. Off the hall is a cloakroom with WC and basin. All the principal reception rooms are accessed from this central hall and include a large dining room with fine marble fireplace with decorated cast iron surround, original gold leaf egg and dart cornice with decorated grape mouldings and central rose. Two sets of nine feet high double doors give access to the veranda and adjoining is the drawing room, which is a most gracious and well proportioned room with Adam style fireplace flanked by illuminated display alcoves, decorated panelled dado, decorated moulding and cornice. This room also has two sets of nine foot high double doors, one to the side veranda and side garden, the other being set into a wide bay window leading to a rear terrace. The sitting room has a pretty French style fireplace with fitted bookshelves to one side, decorated frieze with delicate egg and dart moulding above and double doors to a rear terrace. A further door leads to the kitchen/breakfast room.

The kitchen is well fitted with an extensive range of wall and floor cupboards with work surfaces incorporating a halogen hob, built in double ovens and microwave, dishwasher and an American fridge/freezer. A central island unit provides a further work surface with shelves under. A wide window gives lovely views over the garden and to the Peak District beyond. The breakfast area has two brick display alcoves and double doors opening into a conservatory with a door to a side terrace leading to the attached leisure complex. An inner hall off the breakfast room gives access to a butler's pantry with a sink and plumbing for a washing machine and a range of







extensive wall and floor cupboards. There is also a small gym.

The substantial family room has a wall of fitted shelves and cupboards, recessed spot lights and two sets of double doors to the front terrace. At the end of the hall are doors to both the front and back of the house, double doors to the swimming pool and a door to the cloakroom with WC and basin. A further door leads to the integral garage, cellars and store rooms.

The elegantly designed indoor swimming pool and spa is full of natural light with extensive glazing including a long central glazed lantern and four sets of double doors opening to terraces at either side. There is also a sitting area with further doors to the garden. The pool measures over 39ft in length with a treated natural sandstone surround and mural to one wall interspersed by symmetrically placed pilasters which extend to all walls. There are ladies and gentlemen's changing rooms, both with fitted showers and WCs as well as a separate sauna. A door in the mural opens to a large snooker room with a fitted unit at one end with twin sinks, fitted fridge and cupboards under. Double doors lead to terraces to the front and the rear of this room and also there is an entrance door to outside steps. This room was designed to have potential to create a self contained staff unit.

The first floor is reached by the period staircase which divides to an inner landing and an upper landing lit by a most attractive glazed central roof lantern. The large principal bedroom which is of similar dimensions to the drawing room below has a marble fireplace, moulded cornice and range of cupboards. The beautiful bay window gives breathtaking views over the Hare Hill Estate with the Peak District beyond. A door leads to a large en suite bathroom/dressing room and an extensive range of mirror fronted cupboards, Villeroy and Boch spa bath, twin basins, WC, bidet, walk in shower, three quarter tiled walls and recessed lighting. A small inner hallway gives access to a second suite comprising double bedroom

with fitted shelves and cupboards, overlooking the side and front gardens and a bathroom with bath, basin, WC and half tiled walls. Also at this end of the house is a third bedroom with a range of fitted shelves with cupboards under, built in cupboard and window seat and an en suite shower room with shower, basin and WC. The remainder of the bedrooms are accessed off the inner landing and include bedroom 7, at present used as a study and three further double bedrooms, two of which have bathrooms en suite, also with doors from the landing. At the end of the landing is a secondary staircase leading to the rear hall and the swimming pool.

The lower ground floor incorporates a double carport below an upper terrace and a large eight car, temperature controlled, garage. Additional space off, houses plant equipment for the pool, a garden machinery and implements store, gardener's rest room with fitted cupboards and a separate WC and basin. This can be accessed from both outside or through the garages. The cellars include a workshop, boiler room with a barrel vaulted ceiling, games rooms, further store and train room and a large room at the end with adjoining wine cellar.

## Outside

The house is approached over a long, gravel surface drive leading through double electric gates. Beside the gates is a natural, original Victorian pond with stone walls and a concrete base. The drive winds up to the house, flanked by mature banks of shrubs and formal lawns with views to the south park. At the front of the house is a large turning circle and parking area with a central fountain. Immediately outside the house are borders with a backdrop of symmetrical yew hedges to both sides and on the opposite side of the drive are two large beech trees.

The current owners have created a fabulous setting, developing the gardens and grounds. Especially spectacular in the spring and summer are the bulbs, rhododendrons, azaleas, roses, hostas, and

hollies. Many of the original beds that had disappeared have been recreated and replanting of trees, hedges and other areas has been constant. The garden is divided into a number of separate areas, which includes a secret garden with tree house, a large croquet lawn surrounded by clipped laurel hedges with a hexagonal summer house in one corner, and gravelled pathways leading through to areas of lawns interspersed with mature beeches and other specimen trees, rhododendrons and borders. Immediately to the side of the house is a smaller formal garden with four rose beds surrounded by box hedges and a lawn beyond. Behind the drawing room and sitting room is a pretty terrace which is surrounded by a formal hedge and with a lawn and original Victorian balustrading to the rear, orchard beyond and stunning views across the park to the hills.

To the north west the garden slopes down to a hard tennis court surrounded by grass and mature trees. Hidden behind some rhododendrons is an ice house. There are further walks to a hidden lawn with a summerhouse through to a wooded area. The main drive splits close to the house down to the double car port and garaging.

## General

**Services** Private drainage, mains water and electricity.

**Tenure** The property is freehold.

**Council Tax** The property is in Council Tax Band H with an annual charge of £3821.36 from April 2009.

**Local Authority** Cheshire East Council, Town Hall, Macclesfield, SK10 1DX. Tel: 0300 123 5500

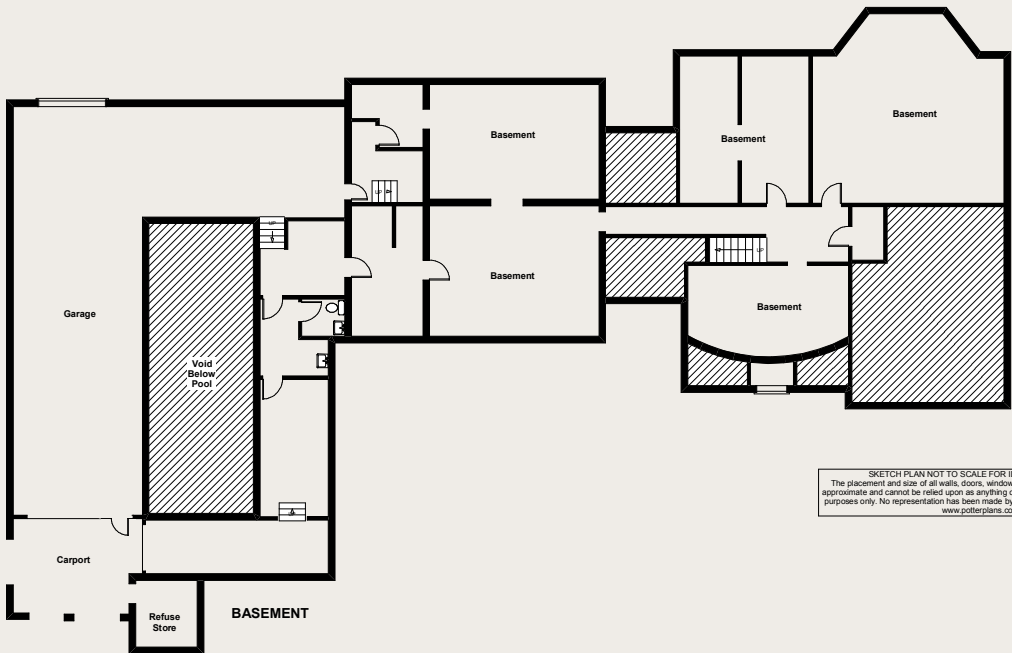
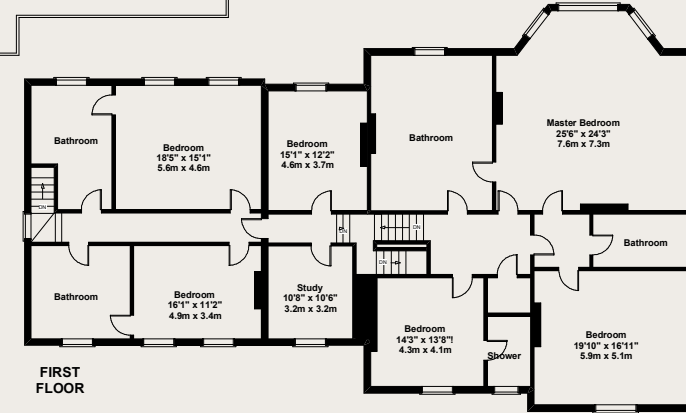
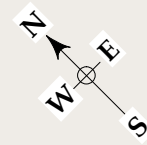
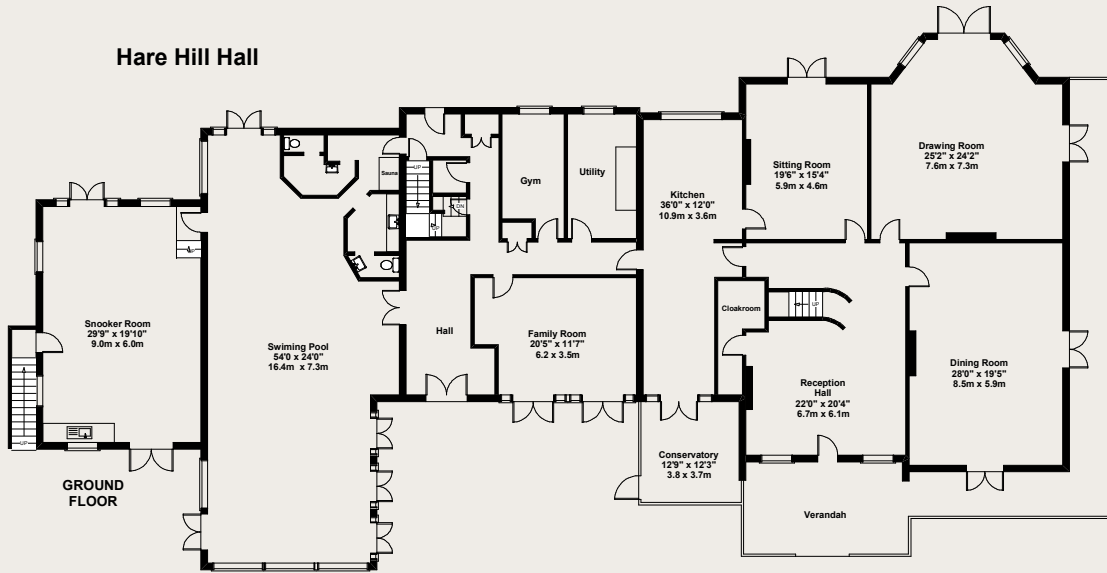
## Directions

From the centre of Alderley Edge take the B5087 Macclesfield Road, proceeding up the hill and continuing for a total of about 2 miles. Turn left into Prestbury Road continuing for just under half a mile where the drive entrance will be seen on the left.

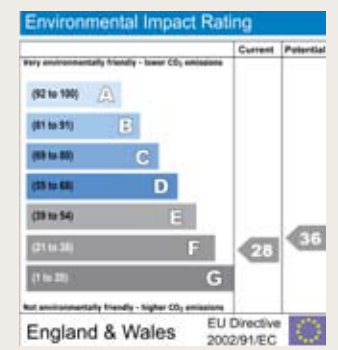
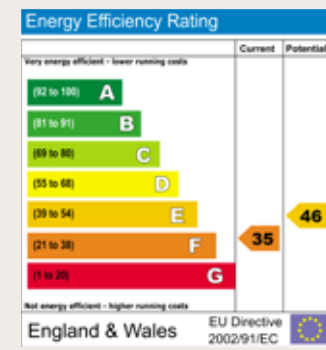
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# Hare Hill Hall



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