



GASCOIGNE HALMAN

SPELDHURST, HOLME ROAD, DIDSBURY

THE AREAS LEADING ESTATE AGENT



SPELDHURST, HOLME ROAD, DIDSBURY

£1,500,000

A spectacular detached Victorian mansion house built on a grand scale, Speldhurst is situated in one of the most attractive and sought-after locations in Didsbury. It is positioned on a beautiful gated private road lined with mature horse chestnut trees, a short walk from the centre of Didsbury and West Didsbury villages, with the popular Marie Louise Gardens at the end of the road. This is a rare opportunity to acquire one of the most imposing properties in the area, as a magnificent family home or with scope for conversion or development.



Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Kingsway (A34) or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parris Wood High School.



A stunning, spacious detached Victorian mansion house

Situated on a delightful tree-lined gated private road

Measuring an impressive 4626 sqft over four floors

Original features including floor tiles and stained windows

Off-road parking, garage and private rear walled garden

Five well proportioned double bedrooms

Three large reception rooms and bay-fronted fitted kitchen

Two fitted bathrooms and extensive cellar chambers

Close to both Didsbury and West Didsbury villages

Internal viewing highly recommended

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Architecturally unique, the rooms are spacious, well-proportioned and well-appointed, covering four floors and measuring an impressive 4,626 sq ft. There is a large driveway to the front and a generous walled rear garden, planted with mature shrubs and specialty trees, which ensure that the aspect is private both to the front and rear.

Internally, the property comprises: a grand entrance hallway with stairwell rising the full height of the building; downstairs W/C; three spacious reception rooms with the living room and study both opening onto the terrace; fitted kitchen with access to the original Victorian larder, Butler's pantry and utility room; excellent storage throughout and original and period features including Victorian stained glass windows and floor tiles, vintage hardwood parquet flooring, serving hatches and working service bells.

To the first floor there are four superb sized double bedrooms, two of which have attractive bay windows and original features; a fitted bathroom, separate W/C and a large landing.

To the second floor there is a further double bedroom and fitted three piece bathroom suite, a storage room and a large attic space with scope for conversion, all with hatches to the loft.

Below, there are extensive cellars with access to the rear garden.

Externally, a large driveway provides ample parking; on one side there is a garage with electric doors; on the other, a rusticated stone terrace which overlooks the beautiful rear garden, its stonework matching the original raised beds which frame the lawn.

DIRECTIONS

M20 2TX







GROUND FLOOR

ENTRANCE HALLWAY

5.41m(17'9") x 3.28m(10'9")

LIVING ROOM

5.28m(17'4") x 7.21m(23'8") into bay

STUDY/SITTING ROOM

5.84m(19'2") x 6.27m(20'7") into bay

DINING ROOM

3.86m(12'8") x 4.32m(14'2")

KITCHEN

5.61m(18'5") x 4.32m(14'2")

UTILITY ROOM

2.95m(9'8") x 2.18m(7'2")

DOWNSTAIRS WC

2.34m(7'8") x 1.65m(5'5")

FIRST FLOOR

LANDING

24'8 (7.52m) x 20'9 (6.32m)

BEDROOM 1

4.47m(14'8") x 5.89m(19'4") into bay

BEDROOM 2

5.56m(18'3") x 4.32m(14'2")

BEDROOM 3

6.27m(20'7") into bay x 5.72m(18'9")

BEDROOM 4

4.32m(14'2") x 4.17m(13'8")

BATHROOM

7'11 (2.41m) x 7'9 (2.36m)

SECOND FLOOR

BEDROOM 5

13'3 (4.04m) x 14'4 (4.37m)

BATHROOM

5'8 (1.73m) x 14'2 (4.32m)





TOTAL FLOOR AREA: 4626 sq.ft. (429.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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