

LITTLE STANNEYLANDS
✦
THE
FARMHOUSE

EST. C17

annabelle tugby architects



The Farmhouse
Little Stanneylands
Stanneylands Road
Wilmslow
SK9 4ER

A UNIQUE COLLECTION



Little Stanneylands is the delightful restoration of an original farmstead dating back to the 1600s, creating just nine luxury homes nestled within their own established private grounds in Wilmslow, Cheshire.

Inspired by beautiful natural materials and simple, sustainable design, architect Annabelle Tugby puts a modern spin on English country style.

Each property has been passionately designed and renovated to enhance its wealth of Grade II Listed features and charm, whilst creating stunning contemporary living.

SITE PLAN



This enchanting enclave of two and three-bedroom homes, each with its distinctive character, fold around established 'secret garden' spaces and a central yew tree roundabout within a private setting.

The homes are approached through an electric gate entrance into the 1.2 acre landscaped farmstead. Each home is part of a series of buildings, some loosely attached or detached, and additional barns are converted as re-imagined mews homes.

The established gardens and paving areas weave between weeping willows, ferns and walled rockeries, as well as lush green lawned areas. Thatched outbuildings and original window planters add to the intrigue and natural calmness the outdoor areas offer.

ROSE COTTAGE



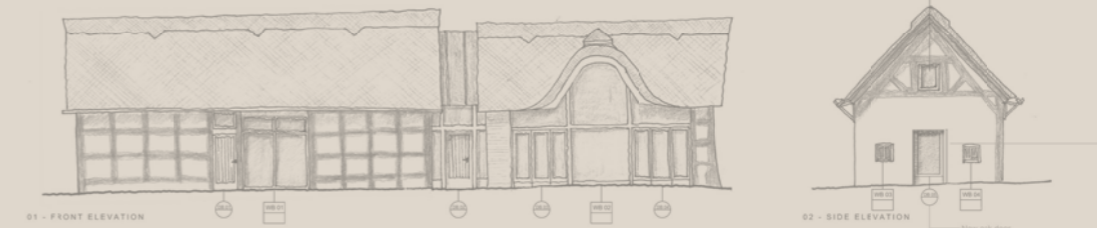
THE PUMPHOUSE

THE FARMHOUSE

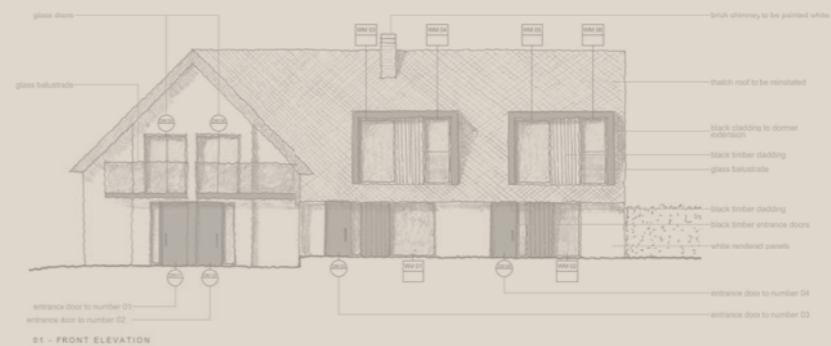
THE STABLES



THE BARN



TITHE BARN MEWS

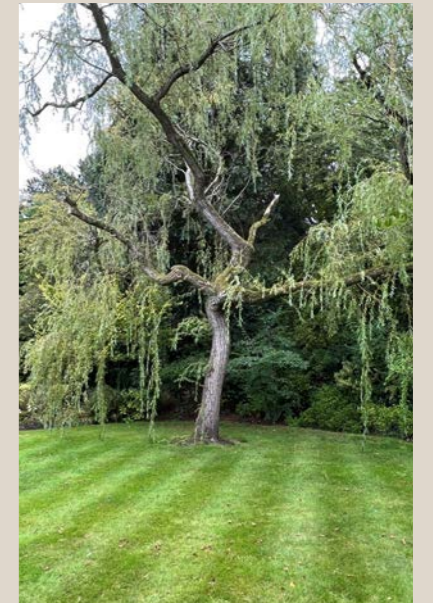




Aerial view

THE FARMHOUSE

Precedent Swatches



AUTHENTIC DETAILS

Externally the homes have retained their English heritage aesthetic, with the beauty of their black and white timber and lime plaster panels, contrasted with Cheshire brick, lime slate, stone and thatched roof materials, all brought to life in this farmstead renaissance.

Pockets of verdant gardens, roses and hydrangea shrubs, and perfectly imperfect stone rockeries fold around the different shaped homes, the view just as serene looking out or in.

The Farmhouse interior matches the charm of its façade. The property has been meticulously designed to create truly characterful, cosy and luxury accommodation. Its bespoke layout arrangement maximises space and natural light, to reveal the stunning original beams, oak farmhouse doors and frames, stone and tile floors and ironmongery.



MODERN MEETS TRADITION



Stunning contemporary spaces, feature rooms and materials are used to enhance the beauty of the The Farmhouse's natural heritage, with chrome fixtures, tiled flooring and ironmongery.

Materials have been re-purposed to retain the historical interest and beauty of the homes, with timber vanity worktops in the bathrooms, Belfast sinks in the kitchen, an open-plan bedrooms and original porches framing front and garden doorways.

Hand selected fixtures and fittings serve the needs of the modern homeowner, whilst complementing the traditional ironmongery and farmhouse feel of the homes. Black chrome plug sockets, handles and wooden stair rails contrast with the walls' natural hues.



EXQUISITE ORIGINALITY

The interior design fuses the best of English heritage with a modern aesthetic which values the clean, linear patterns of the beams, contrasted with curved and fluctuating walls, creating an environment where you will feel immediately at home.

The layout and rooms are mostly retained in their natural orientation. A flow between spaces is created by using open-plan extensions and sources of light to complement the originality and contemporary lifestyle.

Carefully selected materials and earth tones highlight the original features of the homes, and create a sense of natural wellbeing. New materials of engineered wood, iron and chrome, tiles and bespoke kitchen layouts complement the oak beams and wooden windows that frame each unique property.



SPECIFICATION

KITCHEN

Bespoke handmade kitchens

Neff appliances throughout

Belfast sinks

Induction hob, oven, extractor

Space for full height fridge freezer, washing machine, & tumble dryer

FLOORING

Wool carpets

Porcelain tiles

BATHROOMS / EN-SUITE

White sanitaryware

Hansgrohe hardware

Rainhead showers and mixers

GENERAL

Porcelain tiles

Farrow & Ball paints

New services throughout (fully re-wired, re-plumbed etc.)

New gas & electric boilers

Traditional style radiators

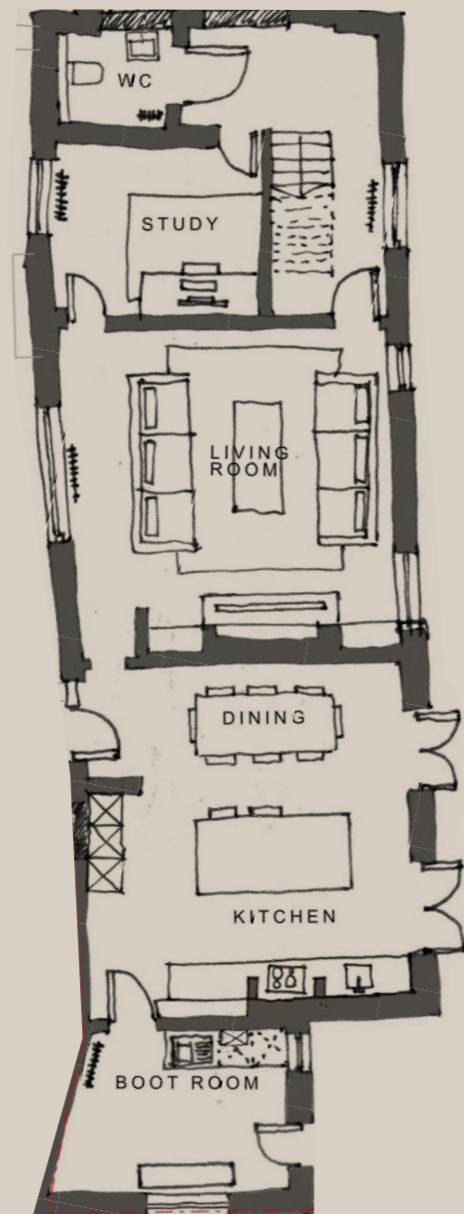
Fully landscaped with individually owned and designated car spaces



A fusion of rustic and contemporary finishes, natural fibres and original features complement the modern twist of farmhouse iron and chrome to create authenticity and luxury living.

FLOOR PLANS

Ground Floor Plans



WC

1.4m x 1.3m

Study

3.1m x 2.6m

Hallway

4.4m x 1.1m

Living Room

5m x 5m

Kitchen/Dining

5m x 5.2m

Utility/Boot Room

2.5m x 3.7m

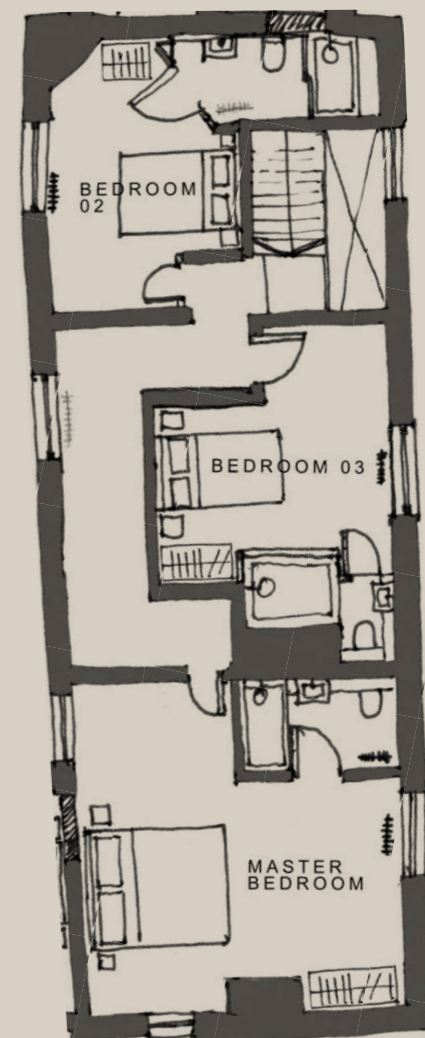
The Farmhouse is entered through an original oak thatched porchway and studded door into an open plan kitchen and dining room, flooded with light from the beautiful timber-framed double doors leading out to the landscaped garden and patio. A separate spacious boot room leads off from the kitchen, with its own rear door out to the garden.

The living room is central to the property, offering a cosy retreat full of charm with cast iron fireplace and dual aspect windows. The room provides access to

the kitchen as well as the home's stairwell. A separate study and WC complete the ground floor's carefully arranged layout.

The first floor is navigated through a charming original low windowed gallery landing, and leads to three double bedrooms each with an ensuite. The historic shape of the building allows for ample space for storage as well as creating rooms of individual character.

First Floor Plans



Master Bedroom

4.9m x 5.1m

Ensuite

2.7m x 1.6m

Bedroom 2

3.5m x 3m

Ensuite

2.5m x 1m

Bedroom 3

3.7m x 3.5m

Ensuite

2.3 x 1.2m

Stairway

2.7m x 2m

Hallway

5.2m x 3m (max)

CHARMING LOCATION



Little Stanneylands is nestled between the charming village of Styal and the desirable town of Wilmslow, in Cheshire on a tree-lined residential road.

Surrounded by rural landscape, popular parkland and heritage estates, Little Stanneylands is a perfect haven for sought-after life balance and wellbeing, its period-style façade completely at ease in its setting.

Styal alone is steeped in local Industrial Revolution history, Quarry Bank Mill's original owner Samuel Greg built the village, which now includes the 39 Steps restaurant and offers favourite walking spots through woodland and along the River Bollin.

Equally, Wilmslow is a vibrant community rich in amenities, with high-end boutiques and retailers, restaurants, cafes and bars, the restored Rex cinema and a wealth of parkland.

Little Stanneylands has excellent commuter connections, Styal Train Station is within walking distance and has a direct seven-minute line to Manchester Airport. Just minutes to the A34 Wilmslow by-pass, homeowners are conveniently situated to access Manchester and the north west, or a few minutes to Handforth Dean, Cheadle and Trafford Centre shopping centres. Wilmslow Train Station also offers daily trains to Manchester and London.

ANNABELLE TUGBY



DESIGN TEAM

Little Stanneylands is design led by Annabelle Tugby Architects, in collaboration with Property Alliance Group.

"The studio's approach to design is analytically logical and highly dependent on the use of physical models, which I wholeheartedly believe is the best way to develop meaningful solutions.

I look forward to seeing the latest projects to emerge from her great studio"

– **Roger Stephenson OBE**

"Great new buildings have never just happened. They are conceived, designed, developed and built by people of commitment and vision. Our team has been assembled with care from acknowledged experts in their field, each sharing a passion for the built environment.

– **David Russell, Chairman Property Alliance Group**



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Annabelle Tugby Architects is a contemporary architecture practice specialising in high end residential work. We use a collaborative approach across architecture, urban design, interiors and furniture design.

We work with individuals and organisations who inspire us and together we explore possibilities, creating designs that solve multitudes of problems and whose results engage in a delightful way.

Our projects are composed in a contemporary vernacular style. Designs are sympathetic to their locality and carefully considered in terms of budget, client aspirations and buildability. Our work celebrates beautiful materials, textural contrasts and finely crafted minimalist detailing.

As a team of six, we collaborate on larger projects such as multi-occupancy schemes as well as working as project architects on individual residential builds. We enjoy the challenges of working in Greenbelts, upon listed properties or within Conservation Areas and clients benefit from our pro-active and creative approach.

We are a locally-based developer that has stood the test of time, providing over three decades of outstanding property design and build in desirable regional locations.

Our passion to inspire, scrupulous attention to detail and the specialist expertise of our team, allows us to constantly raise the bar in home design. We take great pride in our developments and craft everything with the resident in mind.

Sustainability of materials and methods are at the forefront of Alliance's residential projects to meet the architectural and design aspirations of our partner architects, the surrounding environment and the homeowner.

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