



**GASCOIGNE
HALMAN**

THE OLD STABLES, ALTRINCHAM ROAD, STYAL SK9
4LH

THE AREAS LEADING ESTATE AGENT



THE OLD STABLES, ALTRINCHAM ROAD, STYAL SK9 4LH

£1.695 Million

'The Old Stables' is an elegant and spacious historic property situated in the charming village of Styal, offering stylish presentation combined with exceptional architectural features set in just under an acre of stunning grounds and gardens created by an award-winning garden designer.





OVERVIEW

Elegant Period Property

Extensive Accommodation &
Exceptional Architectural Features

Four Double Bedrooms And Three
Bathrooms

Three Spacious Reception Rooms

Modern Glass Fronted Garden Room

Stunning Grounds Measuring Just
Under One Acre

Extensive Southerly Facing Gardens
And York Stone Patio

Unique, Fully Stocked Walled
Vegetable and Fruit Garden

Approached Over A Long Sweeping
Driveway



THE OLD STABLES | ALTRINCHAM ROAD, STYAL SK9 4LH

Built around 1860, The Old Stables was originally the carriage house, stables and forge for the estate of the Greg family, owners of Quarry Bank Mill. Converted into residential use in the late 1970's, the property forms the larger of two dwelling houses now occupying these former estate buildings.

The Old Stables is a unique property in a stunning setting which lies within a conservation area, the North Cheshire Greenbelt and an area of Special County Value (due to the historical significance of Styal, much of which is in the hands of The National Trust).

Inside, the house is extremely spacious, filled with light and stylishly presented, making it a wonderful family home. The accommodation comprises, at ground floor level, a beautiful panelled hall with dual aspect windows, feature iron and oak staircase and oak parquet floor. Leading from the hallway there is a delightful, spacious country dining kitchen with large arched windows, glazed oak stable door, Farrow and Ball painted cabinets, granite worktops, quarry tiled floor and large range cooker with hood. The living room benefits from huge arched windows (originally doors to the carriage house) and handsome Minster stone fireplace with wood burning stove. Leading from the hallway there is a family room/dining room with several large windows overlooking rear gardens. The fourth reception room is an artisan crafted bespoke oak library incorporating cupboards, desk and shelving and fire surround with cast iron fireplace. Additionally there are two very useful walk-in storage rooms leading off the library. The garden room is a delight with Apropos designed and built glass roof and bi-fold doors opening out onto the patio and rear garden with distant views to the Derbyshire hills. There is a Welsh slate tiled floor with electric underfloor heating which leads out to the upper patio. A good sized utility room, pantry, cloakroom, downstairs wc and boiler house complete the ground floor accommodation.

To the first floor there is a half galleried, panelled landing with vaulted ceiling and ornamental balustrade. The master bedroom is a stunning double height room with large windows overlooking the front garden and custom made fitted wardrobes. This bedroom opens to a dressing area with further fitted wardrobes and thereon to the en-suite bathroom which is beautifully presented and includes a hand painted bateau bath. Bedroom two benefits from an en-suite shower room and a family bathroom serves the two remaining bedrooms.







Externally, The Old Stables is approached over a long sweeping driveway lined with rhododendrons and poplar trees, leading into a cobbled courtyard. A gravel driveway then sweeps round the side of the house into an extensive gravelled parking area hidden at the rear.

The Old Stables comes with extensive southerly facing gardens enclosed by high walls and hedges, making it exceptionally private. There is a York stone patio, walled vegetable and fruit garden (an ideal area to convert to a private leisure complex, subject to permissions), an ornamental pond and delightful open countryside views. The property also comes with a double apex garage (originally the old forge, with the original fireplace)which opens into a potting shed.

LOCATION

The property is situated in the attractive village of Styal which offers a primary school, community shop and cafe, restaurant and pub. In addition to all the National Trust facilities at Quarry Bank and Styal Woods, Styal is also home to several sports clubs for tennis, golf, cricket, football, hockey and lacrosse. Within easy access is Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. Styal village also has a railway station. Access to the North West motorway network is within a short drive as is Manchester International Airport.

DIRECTIONS

Sat-Nav: Please use the postcode for The Ship Inn, Altrincham Road, Styal - SK9 4JE. Pass the Ship Inn on the right and after exactly half a mile look for a large black and white sign on the right - 'The Old Stables' - turn right into the private lane and bear right at the end into a cobbled yard.

TENURE

Freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

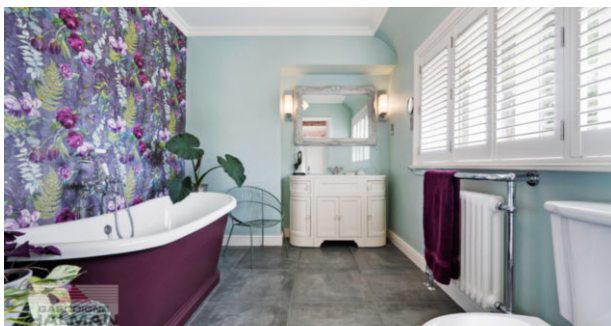
Services have not been tested and you are advised to make your own enquiries and/or inspections. Septic tank drainage. Oil heating.

LOCAL AUTHORITY

Cheshire East. Property Band: G

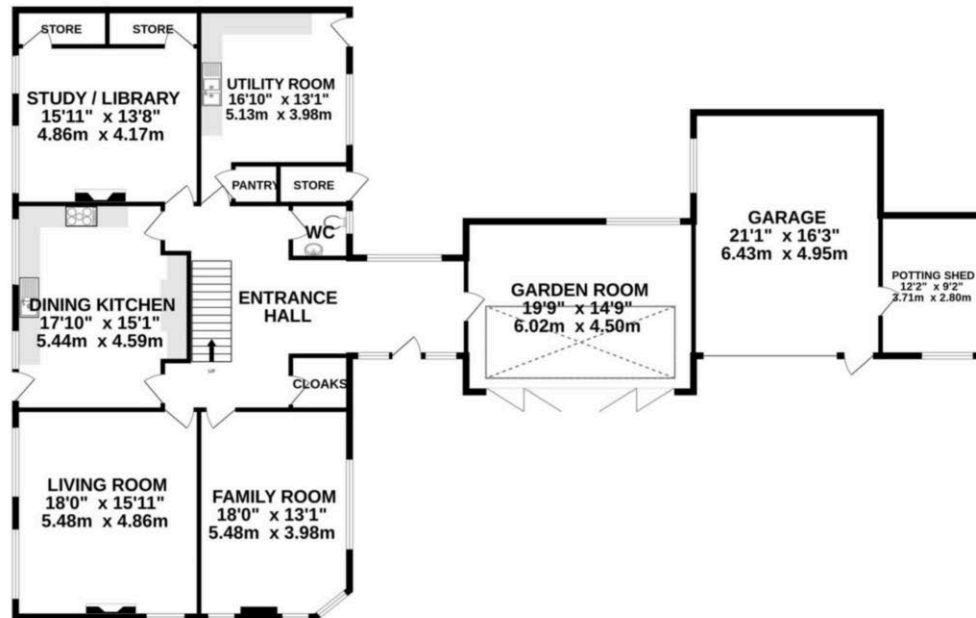
VIEWING

Viewing strictly by appointment through the Agents.

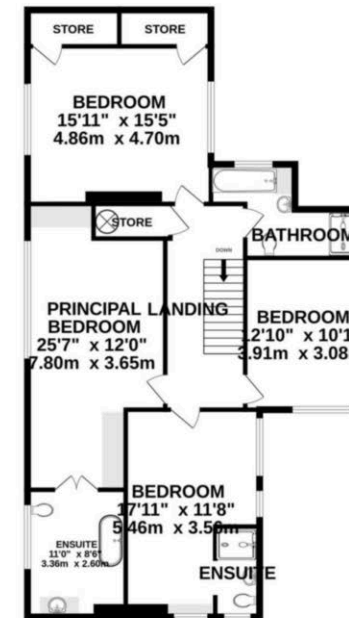


FLOORPLAN & EPC

GROUND FLOOR
2344 sq.ft. (217.8 sq.m.) approx.



1ST FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA : 3503 sq.ft. (325.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	62 E	
21-38	F		
1-20	G		



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