



## ORCHARD HOUSE | 149 OLDFIELD ROAD | ALTRINCHAM

£1,750,000

A fine late Victorian detached residence set in approximately half an acre with stunning period features and south facing rear gardens.

The beautifully presented accommodation briefly comprises enclosed porch, entrance hall, sitting room, dining room, living/dining kitchen, utility room, study, cloakroom/WC, master bedroom with dressing room and en suite bathroom, five further double bedrooms and four bath/shower rooms. Partially converted basement with superb potential. Gas fired central heating, ground floor underfloor heating, pressurised hot water system and double glazing. CAT5 data cabling. Detached double garage.

POSTCODE: WA14 4HY

## DESCRIPTION

A fine Victorian detached residence standing in a slightly elevated position with exceptional grounds extending to approximately ½ an acre.

Orchard House has been refurbished to an exacting standard by the current owners with beautiful contemporary fittings complemented by features typical of the era. The accommodation incorporates rooms of generous proportions and great care has been taken to retain much of the original character enhanced by tall ceilings, coved cornices and decorative architraves alongside attractive fireplaces.

The tree lined position is ideal with the shopping centre of Altrincham approximately ½ a mile distance with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. Beyond the town centre is the fashionable village of Hale with its range of restaurants, wine bars and individual shops. Nearby is the outstanding Loreto Grammar School with Altrincham Girls and Boys Grammar Schools being other highly regarded educational institutions in the locality as are the primary and preparatory schools.

Approached beyond double opening doors, a stunning entrance hall with turned spindle balustrade staircase beneath an ornamental archway leads onto a spacious sitting room with interesting bay window and the focal point of an impressive period style fireplace. In addition, a separate reception room with ample space for a dining suite is well suited to receive formal guests. Positioned to the rear a remarkable, naturally light open plan living space incorporates a bespoke hand painted Shaker style kitchen with integrated appliances, quartz work surfaces and matching centre island beside a generous sitting area with three sets of double opening doors to the full width veranda, which is perfect for entertaining during the summer months. There is also an adjacent utility room, office and WC.

The basement, although not fully converted, has been utilised to include a games room with provision for an en suite shower room/WC, home gym and large chamber currently used for storage. There is much further potential and separate access at the side allows an incoming purchaser the opportunity to create a self contained suite, subject to obtaining the relevant approval.

At first floor level the elegant master suite comprises dual aspect double bedroom, fitted dressing room and luxurious en suite with free standing bath and walk-in shower. There are two further double bedrooms benefiting from en suite facilities, an additional double bedroom and sumptuous family bathroom.

To the second floor there are two double bedrooms served by a marble tiled bathroom and an excellent office which may prove invaluable for those who choose to work from home.

Gas fired central heating, a pressurised hot water system and underfloor heating to the ground floor has been installed together with double glazing throughout, CAT5 data cabling and full security alarm system.

Externally the rear gardens are laid mainly to lawn with a sympathetically designed veranda and mature flower beds surrounded by a variety of mature trees all of which combines to create a delightful setting, importantly with a southerly aspect to enjoy the sunshine throughout the day. The sweeping driveway offers parking for several vehicles to both sides and there is a detached brick built double garage.

## ACCOMMODATION

### GROUND FLOOR

Underfloor heating throughout.

### ENCLOSED PORCH

Double opening opaque leaded light effect/panelled hardwood front door set within a timber framed double glazed surround. Large format porcelain tiled floor. Recessed LED lighting. Large format porcelain tiled floor.

### ENTRANCE HALL

13'8" x 12'10" (4.17 x 3.91)

Approached beyond double opening opaque leaded light effect/panelled doors set within a matching surround. Turned spindle balustrade staircase to the first floor. Large format porcelain tiled floor. Recessed LED lighting. Coved cornice.

### SITTING ROOM

20'6" x 12'2" (6.25 x 3.71)

Period style fireplace surround with cast iron fire and tiled insert set upon a polished granite hearth flanked by fitted bookshelves. Timber framed double glazed bay window to the corner. Timber framed double glazed windows to the front and side. Provision for a wall mounted flat screen television. Wood flooring. Coved cornice.

### DINING ROOM

15'9" x 12'10" (4.80 x 3.91)

Recessed log/flame effect fireplace flanked by bespoke built-in cupboards to both sides. Timber framed double glazed window to the front. Wood flooring. Recessed LED lighting.

### LIVING/DINING KITCHEN

With porcelain tiled floor and recessed LED lighting. Planned to incorporate:

### LIVING AREA

19'3" x 15'9" (5.87 x 4.80)

Two sets of double opening glazed/panelled hardwood doors to the rear with matching double glazed transom lights. Timber framed double glazed bay window to the side. Provision for a wall mounted flat screen television.

### DINING KITCHEN

20'10" x 15'9" (6.35 x 4.80)

Fitted with hand painted Shaker style wall and base units beneath quartz work surfaces/up-stands and twin bowl ceramic sink with mixer tap and instant hot water tap. Larder units and integrated waste bin/recycling. Matching centre island incorporating a dining area and inset sink with mixer tap. Recess for a wide range cooker with quartz splash-back and integrated cooker hood above. Integrated appliances include a combination microwave/oven/grill with warming drawer beneath, larder fridge, fridge/freezer, two dishwashers. Double opening glazed/panelled hardwood doors to the rear with matching double glazed transom light. Timber framed double glazed window to the rear. Provision for a wall mounted flat screen television. Integrated ceiling speakers.

### UTILITY ROOM

12'10" x 5'10" (3.91 x 1.78)

With the continuation of the kitchen units, work surface/up-stands and tiled floor. Ceramic sink with mixer tap. Concealed recess for an automatic washing machine and tumble dryer. Opaque double glazed/panelled hardwood door to the side. Timber framed double glazed window to the side. Porcelain tiled floor. Recessed LED lighting.

### OFFICE ONE

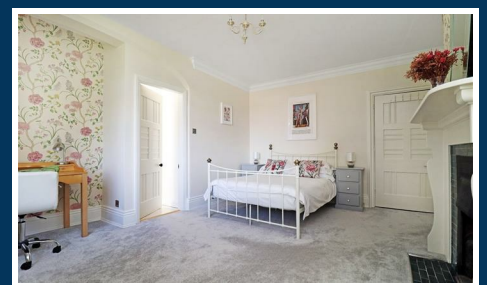
11'7" x 5'10" (3.53 x 1.78)

Two timber framed stained glass/double glazed windows to the front. Timber framed double glazed window to the side. Wood flooring. Recessed LED lighting.

### CLOAKROOM

6'10" x 6'1" (2.08 x 1.85)

Space for hanging coats and jackets. Recessed LED lighting. Porcelain tiled floor.



## WC

7'6" x 6'1" (2.29 x 1.85)

Vanity unit with Corian wash basin/counter top and chrome wall mounted mixer tap. Cantilevered WC with concealed cistern. Recessed LED lighting. Two wall light points. Porcelain tiled floor. Extractor fan.

## BASEMENT

### CHAMBER ONE

33'5" x 15'9" (10.19 x 4.80)

Currently used as a games room with provision made for an en suite shower room/WC. Door to the side. Recessed LED lighting.

### CHAMBER TWO

20'6" x 20'4" (6.25 x 6.20)

Potential to create a media/cinema room. Two PVCu double glazed windows to the front.

### CHAMBER THREE

12'10" x 9'1" (3.91 x 2.77)

Ideal as a gym with recessed LED lighting.

## FIRST FLOOR

### LANDING

Substantial linen room with shelving. Turned spindle balustrade. Timber framed double glazed bay window and built-in seating. Coved cornice. Two period style radiators.

### BEDROOM ONE

19'5" x 15'9" (5.92 x 4.80)

Period style fireplace surround with cast iron fire, decorative tiled insert and tiled hearth. Timber framed double glazed windows to the side and rear. Coved cornice. Two period style radiators. Motorised black out blinds.

### DRESSING ROOM

12'10" x 4'9" (3.91 x 1.45)

Containing hanging rails and shelving. Wood flooring. Recessed low voltage lighting.

### EN SUITE BATHROOM/WC

12'10" x 8'6" (3.91 x 2.59)

Fully tiled and fitted with a white/chrome suite comprising free standing oval bath with floor mounted mixer/shower tap and wall mounted television, twin vanity wash basins with mixer taps and low level WC with concealed cistern. Wide walk-in shower with thermostatic rain shower plus hand held attachment. Opaque timber framed double glazed window to the side. Recessed low voltage lighting. Extractor fan. Period style radiator.

### BEDROOM TWO

18'7" x 15'9" (5.66 x 4.80)

Period style fireplace surround with cast iron fire, tiled insert and tiled hearth flanked by built-in wardrobes to both sides that contain hanging rails and shelving plus cupboards above. Timber framed double glazed windows to the side and rear. Coved cornice. Period style radiator.

### EN SUITE SHOWER ROOM/WC

6'2" x 5'7" (1.88 x 1.70)

White/chrome vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Tiled corner shower enclosure with thermostatic rain shower plus hand held attachment. Tiled walls and floor. Stained glass timber framed double glazed window to the side. Extractor fan. Period style radiator.

### BEDROOM THREE

15'9" x 14'1" (4.80 x 4.29)

Period style fireplace surround with cast iron fire, tiled insert and tiled hearth flanked by built-in wardrobes to both sides that contain hanging rails and shelving plus cupboards above. Timber framed double glazed window to the front. Coved cornice. Two period style radiators.

### EN SUITE SHOWER ROOM/WC

9'8" x 6'2" (2.95 x 1.88)

White/chrome vanity wash basin with mixer tap and low level WC. Tiled corner shower enclosure with thermostatic rain shower plus hand held attachment. Opaque timber framed double glazed window to the side. Tiled floor. Extractor fan. Vertical radiator.

### BEDROOM FOUR

19'5" x 15'9" (5.92 x 4.80)

Period style fireplace surround with cast iron fire, tiled insert and tiled hearth. Vanity unit with circular wash basin and mixer tap set upon a marble counter top. Timber framed double glazed windows to the front and side. Coved cornice. Two period style radiators.

### FAMILY BATHROOM/WC

12'2" x 6'2" (3.71 x 1.88)

Fitted with a white/chrome suite comprising panelled bath with wall mounted mixer tap, wall mounted wash basin with mixer tap and low level WC all set within tiled surrounds. Wide walk-in tiled shower with thermostatic shower plus hand held attachment. Opaque timber framed double glazed window to the side. Tiled floor. Recessed low voltage lighting. Extractor fan. Period style radiator.

## SECOND FLOOR

### OFFICE TWO

17'10" x 12'10" (5.44 x 3.91)

Two velux windows. Wood flooring. Radiator.

### BEDROOM FIVE

25'2" x 10'9" (7.67 x 3.28)

Two velux windows. Wood flooring. Two radiators.

### BEDROOM SIX

25'2" x 10'3" (7.67 x 3.12)

Two velux windows. Wood flooring. Two radiators.

### BATHROOM/WC

9'11" x 6'6" (3.02 x 1.98)

Marble tiled throughout and fitted with a white/chrome suite comprising P-shaped bath with wall mounted mixer tap, thermostatic rain shower plus hand held attachment and screen above, vanity wash basin with mixer tap and low level WC. PVCu double glazed windows to the side. Recessed low voltage lighting. Period style radiator.

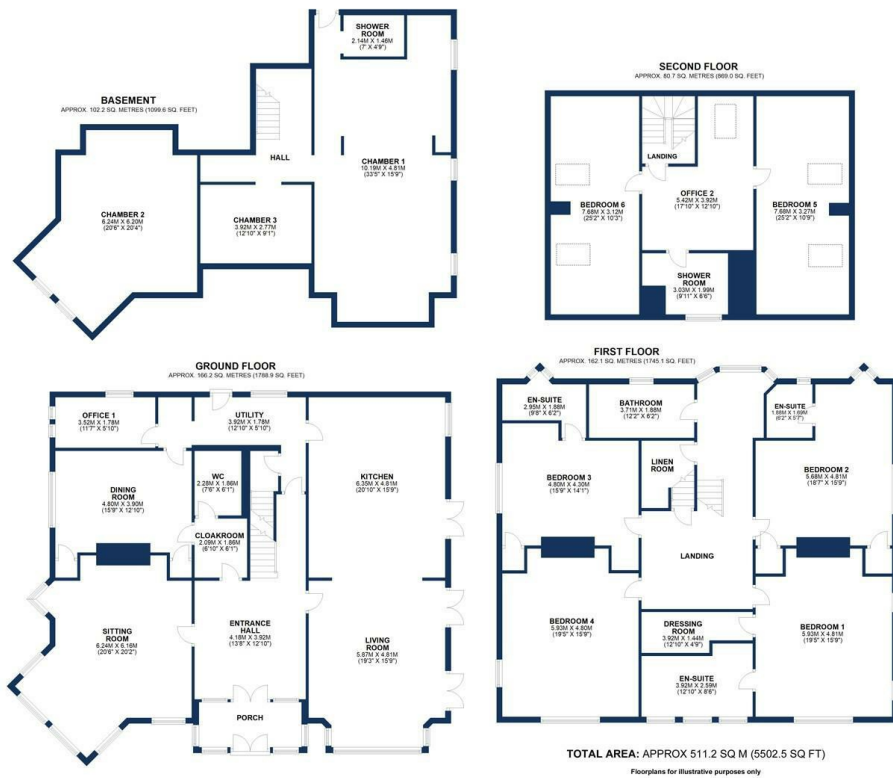
## OUTSIDE

### DOUBLE GARAGE

Brick built with up and over door. Opaque PVCu double glazed/panelled door to the side. Opaque PVCu double glazed windows to the side and rear.



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