



ORCHARD HOUSE ELCHO ROAD | BOWDON

OFFERS IN THE REGION OF £1,750,000

A tastefully appointed detached family house positioned in a prestige location and set within exceptional landscaped grounds. The superbly presented accommodation briefly comprises covered porch, entrance hall, sitting room with feature fireplace, dining room, fitted breakfast kitchen with integrated appliances, utility room, WC, inner hall, WC, workshop with storage, primary bedroom with dressing room and en suite bathroom/WC, three further double bedrooms and shower room/WC. Gas fired central heating and double glazing. Remotely operated gates and detached double garage. Beautiful southerly facing rear gardens which need to be seen to be appreciated.

POSTCODE: WA14 2TL

DESCRIPTION

This fine detached house occupies an exceptional site approaching one quarter of an acre and is positioned on an exclusive private cul de sac within the heart of the conservation area. The property has been remodelled and extended by the current owners to create an attractive gable fronted family home with partially rendered elevations beneath a slate roof and importantly with a south westerly aspect at the rear to enjoy the sunshine throughout the day and into the evening. Ideal for entertaining during the summer months, the landscaped gardens are certainly a feature and include an almost full width stone paved terrace approached through French windows from the sitting room and breakfast kitchen alongside another substantial seating area and adjacent lawn with raised flower beds, well stocked borders and variety of mature trees. Great care has been taken to create a beautiful setting with an array of colour and high degree of privacy.

Elcho Road has long been one of the most sought after locations being approximately half a mile distance from the award winning town centre of Altrincham 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. Equally, just a little farther is the fashionable village of Hale with its range of restaurants, wine bars and individual shops. Nearby is the exceptional Altrincham Grammar School for girls with Altrincham Grammar School for boys, Loretto Convent and St Ambrose being other highly regarded educational institutions in the locality, as are the primary and preparatory schools.

The accommodation is superbly proportioned throughout and incorporates rooms of generous size, tastefully appointed and with quality fittings. At ground floor level the full depth sitting room features a panelled inglenook with impressive fire basket flanked by built-in seating and French windows which open onto the rear terrace. The separate dining room is approached through double opening doors from the entrance hall and the adjoining kitchen is fitted with a classic range of in-frame units complemented by polished granite work-surfaces and integrated appliances. In addition, there is substantial breakfast bar and ample space for a breakfast table with French windows leading onto the delightful rear gardens. Furthermore, the adjacent utility room provides access to the WC and the front of the property. Completing the ground floor is an inner hallway from the sitting room with WC off and workshop with dual access to the front and rear.

At first floor level the spacious primary suite comprises excellent double bedroom with fitted furniture, dressing room and en suite bathroom/WC. There are three further double bedrooms and a fully tiled shower room/WC.

Gas fired central heating and warm air heating has been installed together with timber framed double glazing.

Externally there are remotely operated wrought iron gates to the stone paved parking area with detached double garage beyond and ample parking is also available for guests at the side of the property.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Hardwood panelled door set within opaque timber framed double glazed side-screens. Recessed LED lighting.

ENTRANCE HALL

18'11" x 10'11" (5.77m x 3.33m)

Turned spindle balustrade staircase to the first floor. Under-stair cloaks cupboard. Opaque timber framed double glazed window to the side. Hardwood flooring. Recessed LED lighting. Cornice. Radiator. Double opening glazed/panelled doors to:

SITTING ROOM

23'1" x 18'9" (7.04m x 5.72m)

Panelled inglenook with period fireplace surround and living flame/coal effect fire basket flanked by built-in seating and stained glass windows. Concealed recess for a flatscreen television. Timber framed double glazed French windows set within matching side-screens to the rear. Hardwood flooring. Recessed LED lighting. Panelled dado. Cornice.

DINING ROOM

16'6" x 9'2" (5.03m x 2.79m)

Timber framed double glazed window to the front. Cornice. Double opening glazed/panelled doors to:

BREAKFAST KITCHEN

26'6" x 15'6" (8.08m x 4.72m)

Fitted with a range of matching wall and base units beneath polished granite work-surfaces/up-stands and undermount 1 1/2 bowl stainless steel sink with mixer tap. Integrated appliances include a double electric oven/grill with ceramic hob and chimney cooker hood, microwave oven, fridge/freezer and dishwasher. Matching dresser unit and peninsula breakfast bar. Timber framed double glazed door to the rear. Timber framed double glazed window to the rear. Tiled floor. Recessed LED lighting. Dining area with timber framed double glazed French windows to the rear and hardwood flooring. Cornice.

UTILITY ROOM

13'3" x 12'4" (4.04m x 3.76m)

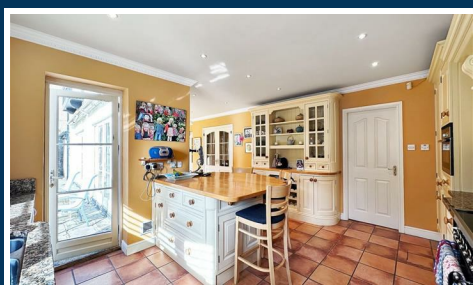
Matching wall and base units beneath heat resistant work-surfaces/up-stands. Belfast sink with tiled splash-back. Recess for an automatic washing machine. Space for a fridge/freezer. Concealed warm air heating system and gas fired central heating system. Double glazed/panelled hardwood door and timber framed double glazed window to the front. Tiled floor. Recessed LED lighting. Radiator.

WC

White/chrome pedestal wash basin and smart low-level WC with bidet function. Timber framed window to the front. Tiled floor.

INNER HALL

Approached from the sitting room. Pedestal wash basin with mixer tap. Cornice. Radiator.



WC

Cantilevered WC. Extractor fan.

WORKSHOP

26'1" x 9'4" (7.95m x 2.84m)

Wall units, base units and storage cupboards. Glazed/panelled hardwood doors to the front and rear. Timber framed double glazed window to the front. Three velux windows. Two radiators.

FIRST FLOOR

LANDING

Linen closet with shelving. Turned spindle balustrade. Recessed LED lighting. Coved cornice.

PRIMARY SUITE

Planned to incorporate:

DRESSING ROOM

13'8" x 10'11" (4.17m x 3.33m)

Fitted dressing table and drawers. Built-in wardrobe with hanging rail and shelving. Timber framed double glazed window to the rear. Coved cornice. Radiator.

BEDROOM ONE

16'11" x 12'3" (5.16m x 3.73m)

Fitted furniture including wardrobes, drawers and twin pedestal dressing table. Recess for a double bed beneath cupboards and flanked by matching bedside tables. Timber framed double glazed window to the rear. Coved cornice. Radiator.

EN SUITE BATHROOM/WC

12'4" x 8'4" (3.76m x 2.54m)

Fitted with a suite comprising panelled bath with mixer/shower tap, vanity wash basin with mixer tap and marble counter top and cantilevered WC. Timber framed double glazed window to the front. Tiled floor. Recessed LED lighting. Coved cornice. Extractor fan. Heated towel rail.

BEDROOM TWO

14' x 12'11" (4.27m x 3.94m)

Built-in wardrobes containing hanging rails, drawers and shelving. Vanity wash basin with mixer tap and marble counter top. Timber framed double glazed window to the rear. Coved cornice. Radiator.

BEDROOM THREE

14'3" x 9'2" (4.34m x 2.79m)

Built-in wardrobes containing hanging rails and shelving. Wall mounted wash basin. Timber framed double glazed window to the front. Coved cornice. Radiator.

BEDROOM FOUR

11'5" x 11'4" (3.48m x 3.45m)

Recessed shelving. Timber framed double glazed window to the front. Coved cornice. Radiator.

SHOWER ROOM/WC

10'3" x 5'9" (3.12m x 1.75m)

White/chrome pedestal wash basin and low-level WC. Walk-in shower beyond a glass screen with thermostatic showers. Opaque timber framed double glazed window to the front. Tiled walls and floor. Recessed LED lighting. Coved cornice. Extractor fan. Chrome heated towel rail.

OUTSIDE

DETACHED DOUBLE GARAGE

18'11" x 16'4" (5.77m x 4.98m)

Remotely operated up and over door. EV charging point. Hardwood door and timber framed window to the side.

Additional secure parking within the block paved driveway to the side.

The walled gardens also incorporate a substantial brick-built store with light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

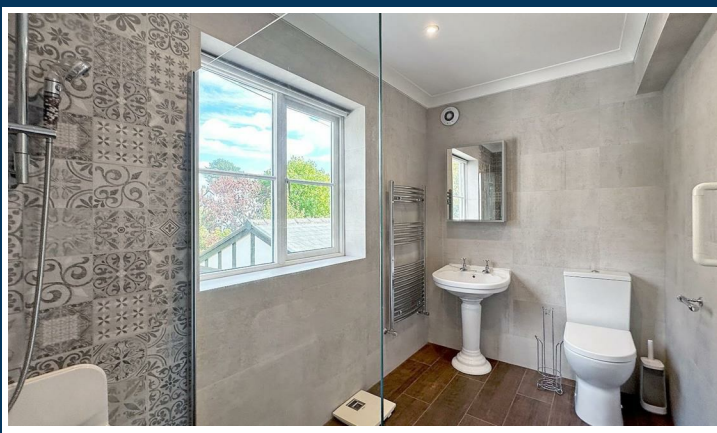
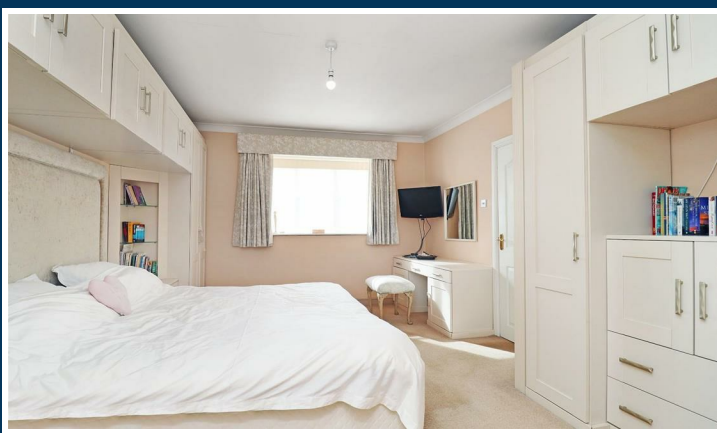
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

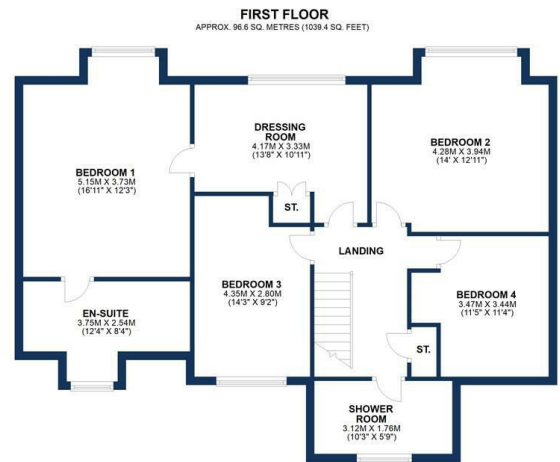
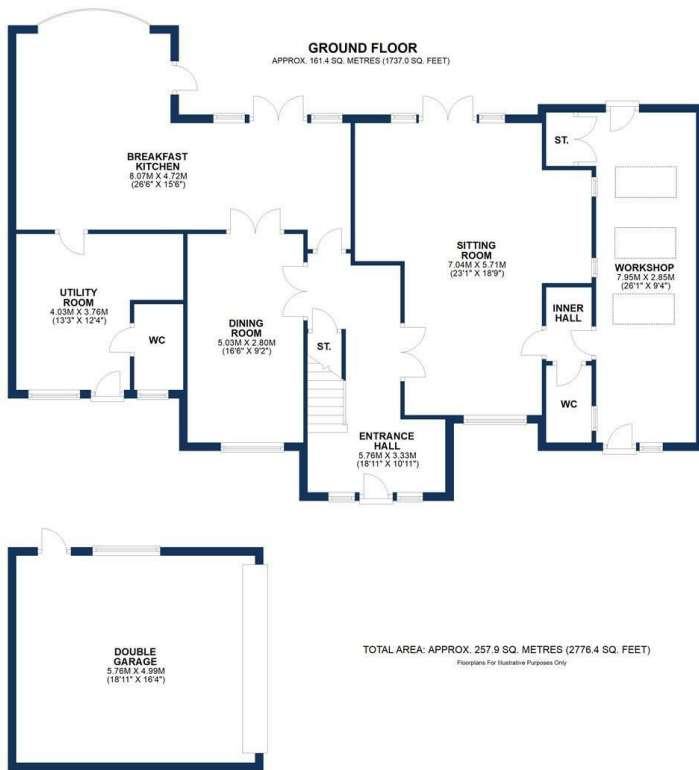
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NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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