



26 Poppythorn Lane, Prestwich M25 3BS



Bedrooms: 6 Bathrooms: 2 Reception Rooms: 3

Philip Ellis Estate and Lettings

Offers in excess of £800,000



St. Aubyns – A Beautiful Victorian Villa in Prestwich

**Six Bedrooms | Three Reception Rooms | Four Floors
Off-Road Parking | Tandem Garage | Private Garden with Pond**

Situated in the heart of the historic and charming village of Prestwich, within the picturesque Poppythorn Conservation Area, St. Aubyns offers a rare opportunity to acquire a truly distinctive family home steeped in history. Built in the late 1890's, this stunning Victorian villa is a testament to the craftsmanship of its time, and has been lovingly maintained, preserving many of its original features. Ideal for families seeking space, comfort, and a blend of modern convenience with timeless character, St. Aubyns stands proudly on Poppythorn Lane, a location known for its mix of rural charm and suburban appeal.

Key Features

- **Six Double Bedrooms**
- **Three Spacious Reception Rooms**
- **Period Features Throughout**
- **Generous Kitchen with Private Garden Views**



- **Four Floors**

- **Family Bathroom Additional Separate Shower room on Second Floor**

- **Private Rear Garden with Pond & Mature Trees**

- **Tandem Garage & Off-Road Parking.**

- **Ideal Location Close to Local Amenities,Sporting Facilitues,Schools, and Motorway Links**

Property Description

Welcome to St. Aubyns, a remarkable six-bedroom Victorian family home offering substantial living accommodation over four floors. Set in the prestigious Poppythorn Conservation Area, the property is full of character and charm, making it the perfect blend of traditional elegance and modern family living.

Upon entering, you are greeted by a spacious hallway that leads into three inviting reception rooms. The large windows throughout the living and dining areas flood the spaces with natural light, creating a welcoming and airy atmosphere. These rooms provide the ideal setting for both entertaining guests and enjoying quality family time. The period features, including original window frames, add to the charm of this elegant home.

At the heart of the property lies a private kitchen with beautiful views of the well-maintained garden. This family-sized kitchen is equipped with integrated appliances, a gas hob and electric oven and ample wall and base units, providing everything you need to



cook in style.

With six generously sized double bedrooms, there is no shortage of space for the growing family. The principal bedroom comes with fitted wardrobes, offering practical storage. A large family bathroom completes the first floor, with a second shower room conveniently located on the second floor.

Externally, the property continues to impress with a beautifully maintained private garden. A tranquil pond surrounded by mature trees and shrubs offers the perfect setting for relaxation or outdoor dining. The tandem garage provides secure off-road parking for two vehicles, while the driveway offers additional parking space.

Location

Prestwich is a historic village with excellent transport links, schools, and amenities. The village grew around the medieval church of St. Mary and retains its rural charm, even as it has developed into a thriving suburban area. The arrival of the railway in 1879 brought an influx of middle-class families, and Poppythorn Lane remains one of the area's most sought-after addresses.

Local amenities, including shops, cafes, and parks, sporting facilities are within easy reach, while the motorway network is just a short drive away, providing convenient access to the wider Manchester area.

Viewing Information

Don't miss out on this exceptional family home in one of Prestwich's most desirable locations. Viewing is highly recommended to appreciate the space and character on offer. To arrange your personal viewing, please contact **Philip Ellis Estate Agents** on 0161 773 1011.



Leasehold £7.50 per annum

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TOTAL FLOOR AREA: 2702 sq.ft. (251.0 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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For more information please see the Energy Performance Certificate



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Find an energy certificate (/)

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Energy performance certificate (EPC)

26 Poppythorn Lane Prestwich MANCHESTER M25 3BS	Energy rating C	Valid until: 12 June 2035
		Certificate number: 5835-8526-3500-0329-1296

Property type	Semi-detached house
Total floor area	208 square metres

Rules on letting this property

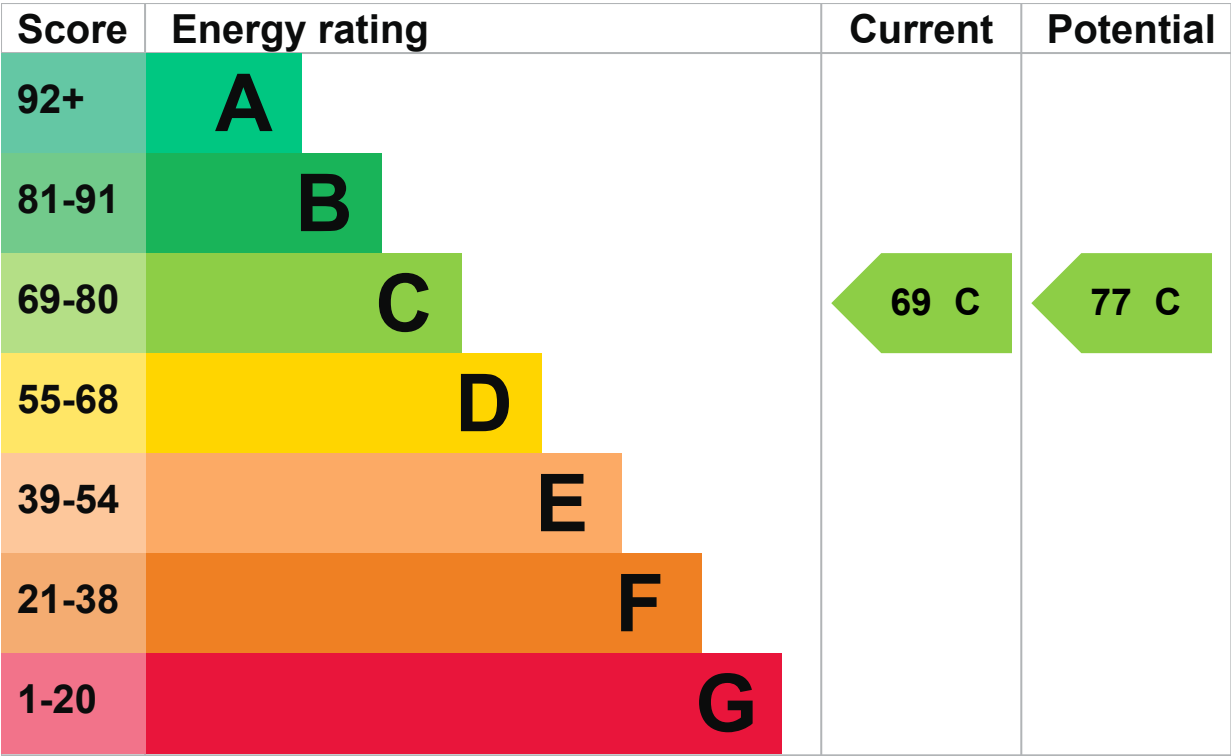
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is C. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)



The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Mostly double glazing	Good

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 193 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£2,077 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £201 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 24,194 kWh per year for heating
- 3,404 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
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This property produces	7.1 tonnes of CO2
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This property's potential production	5.5 tonnes of CO2
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You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £116

Potential rating after completing step 1

71 C

Step 2: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £84

Potential rating after completing steps 1 and 2

72 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £388

Potential rating after completing steps 1 to 3

77 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Yechezkel Gittleson
Telephone	<u>01618833530</u> 📞
Email	info@propview.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025379
Telephone	<u>01455 883 250</u> 📞
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 June 2025
Date of certificate	13 June 2025
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 📞 (Monday to Friday, 9am to 5pm).

Certificate number[2638-9055-6207-6835-0970 \(/energy-certificate/2638-9055-6207-6835-0970\)](/energy-certificate/2638-9055-6207-6835-0970)**Expired on**

26 March 2025

Certificate number[0967-2830-6570-9025-9591 \(/energy-certificate/0967-2830-6570-9025-9591\)](/energy-certificate/0967-2830-6570-9025-9591)**Expired on**

22 March 2025

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