



The Gables, Upper Syke, Clayton Lane, Clayton

£475,000

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PERSONAL ESTATE AGENT

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Welcome to The Gables, an extraordinary Grade II listed residence, a masterpiece steeped in history and unparalleled Victorian grandeur. Constructed in 1888 by the esteemed local wool merchant, Joseph Benn, this magnificent stone-built manor stands as a testament to timeless craftsmanship, architectural magnificence, and the refined elegance of a bygone era. Once an awe-inspiring singular residence, The Gables has been exquisitely divided into two distinguished dwellings, each exuding its own character, charm, and sense of aristocratic splendor.

Nestled within one of the most prestigious and serene enclaves, this exceptional property boasts five generously proportioned bedrooms, three elegantly appointed reception rooms, and a double stone-built garage of remarkable stature. As you cross the threshold, you are immediately enveloped in the grandeur of the solid oak Victorian balustrade that graces the staircase, setting the tone for the exquisite interior that unfolds before you. The dining kitchen, a blend of classical beauty and modern functionality, offers an inviting space to entertain in style, while the marble fireplaces in both the lounge and dining room evoke an air of warmth and sophistication.

Venture outdoors to discover the expansive, meticulously manicured garden—a tranquil oasis that is as private as it is picturesque, with majestic oak trees lining the boundaries, offering an abundance of shade and seclusion. This verdant sanctuary is an ideal space for al fresco gatherings or a peaceful respite from the hustle and bustle of city life, all within the very heart of the urban landscape.

The stately gated driveway leads you to an imposing double garage, providing ample parking and generous storage. Built to endure, this structure holds vast potential for future transformation—whether as an elegant garden room, an entertainment suite, or a bespoke creative studio.





Porch

Recently renovated with tile effect paneling and beautiful tiled floor, this porch now offers a bright and airy feel on entering this stunning property.

Hallway

This breathtaking hallway, where timeless elegance meets contemporary sophistication. A harmonious blend of period charm and modern decor, this space is graced by an exquisite oak Victorian balustrade and intricate porcelain tiled flooring with beautiful gold marbling. From here, you'll find seamless access to the inviting dining room, the spacious dining kitchen, and an elegant staircase leading to the first-floor landing.

Kitchen

4.31m x 4.14m (14'1" x 13'6")

The kitchen is beautifully appointed with an array of wall and base units, offering ample storage and ensuring everything is close at hand. Generous countertops provide abundant workspace, complemented by a convenient one-bowl sink unit with a drainer. A large Rangemaster-style cooker with a gas stove, thoughtfully integrated into the original Aga space, adds both charm and functionality.





Lounge

4.92m x 4.37m (16'1" x 14'4")

The lounge exudes tasteful decor, with plush carpeting underfoot and a stunning chandelier that casts a soft, inviting glow. Double windows on two sides flood the room with natural light, creating a bright and airy atmosphere. A cozy period coal fire with marble surround adds a touch of warmth and elegance, making this a perfect space for relaxation and refined comfort.

Dining Room

5.09m x 4.94m (16'8" x 16'2")

The Dining room is adorned with elegant decor and plush carpet and is open plan via the two arches with the lounge. Additionally, this room further enhanced by the period coal stove which is framed by a stunning marble surround.

Reception Room

The second reception room is beautifully illuminated by a Velux window, inviting abundant natural light to enhance the space.



WC

The part tiled W.C. consists of a 2 piece suite, which includes a low level W.C. and a pedestal hand basin.

Cellar

The cellar, which is accessed off of the Wc, has numerous large rooms that are suitable for storage but offers the future owners an opportunity to cease the real potential of these rooms by converting them into more of a residential space.

Stairs and landing

The landing provides access to the two first-floor bedrooms and the main bathroom, creating an open, airy atmosphere. This space is further elevated by the exquisite oak balustrade, mirroring the elegance of the hallway, and a tall, encased stained-glass window that fills the area with enchanting colours and light.



Master Bedroom

4.88m x 4.3m (16'0" x 14'1")

The bedroom exudes charm with its tasteful decor and luxurious plush carpeting. A beautiful bay window, adorned with period stained-glass panes, invites natural light and adds a touch of classic elegance. Period features throughout enhance the room's timeless appeal, making it a truly serene and sophisticated retreat.

Ensuite shower room

3.27m x 1.11m (10'8" x 3'7")

The ensuite bathroom has been tastefully adorned with elegant black and gold marble effect porcelain tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish pedestal hand basin, and a spacious shower cubicle, perfect for unwinding after a long day.

Bedroom 2

4.45m x 4.07m (14'7" x 13'4")





Family bathroom

3.34m x 3.26m (10'11" x 10'8")

The family bathroom is beautifully designed with elegant partial tiling and features a luxurious four-piece suite. This includes a stylish paneled bath, a low-level W.C., a classic pedestal hand basin, and a spacious corner shower cubicle, creating a perfect blend of functionality and sophistication.

Stairs and landing

The landing provides access to the three second floor bedrooms and the shower room, creating an open, airy atmosphere. This space is further elevated by the exquisite oak balustrade, mirroring the elegance of the hallway.



Bedroom 4

4.15m x 3.82m (13'7" x 12'6")

The bedroom is elegantly adorned with modern decor and exquisite flooring, infusing the space with a sense of sophistication. Further complemented by the tranquility of Velux window, which creates a serene retreat from the outside world.

Bedroom 5/ Study

3.3m x 2.74m (10'9" x 8'11")

The bedroom is elegantly adorned with modern decor and exquisite flooring, infusing the space with a sense of sophistication. Further complemented by the tranquility of Velux window, which creates a serene retreat from the outside world.



Bedroom 3

5.15m x 4.3m (16'10" x 14'1")

The bedroom is exquisitely adorned with modern decor and elegant flooring, imbuing the space with a refined charm. A Velux window graces the ceiling, flooding the room with an abundance of natural light, while the front-facing window enhances the airy atmosphere, creating a harmonious sanctuary of comfort and style.

Shower Room

3.34m x 1.54m (10'11" x 5'0")

The shower room is partially tiled and features a 3-piece suite, which includes a shower cubicle, a low level W.C., a pedestal hand basin.

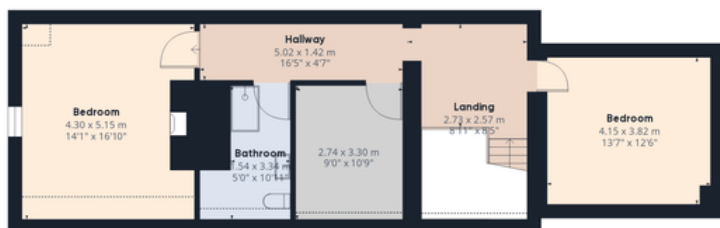




Floor 0



Floor 1



Approximate total area⁽¹⁾

230.29 m²

2478.82 ft²

Reduced headroom

4.08 m²

43.92 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on BICS IPMS 3C



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