

# Grappenhall



Balmoral House

£1,500,000

Tel: 01925 600 200

# Grappenhall

## Balmoral Road

MANOR House of LOCAL SIGNIFICANCE & RICH in HISTORY | WEALTH of ORIGINAL Features | STUNNING Reception with PANELLING & STAINED GLASS | IMPRESSIVE DRAWING ROOM | BESPOKE Kitchen with AGA | MASTER SUITE in BOUTIQUE HOTEL STYLE | Second Floor SUITE. SOUTH Facing Garden with OUTDOOR KITCHEN & TREEHOUSE OFFICE. This unique Victorian residence oozes charm, quality and character in abundance comprising accommodation from the basement to the second floor including four reception rooms, two bedroom suites and four further bedrooms.

'Balmoral House', a property of local significance, rich in history and of architectural merit. This magnificent manor house was commissioned by Dr John Hankinson Gornall and completed in 1886. Originally from Preston, he was a Warrington surgeon in 1865 and ultimately appointed 'Medical Officer of Health' for Warrington in 1874.

In the 1930s, his grandson, Dr Richard Guest Gornall, turned the family home into a maternity home which he ran for almost 20 years. He took great pride in the garden which he opened to the public once a year. Following the closure of the hospital, the house was then sold and became a hotel for many years until it was then sold and returned to a residence in 2001.

Balmoral House has an imposing façade but behind is a warm and welcoming home. The vast hall, with its wooden, patterned panelling and 'William Morris' wallpaper has light pouring in from stunning stained-glass windows. The sunlight is reflected thanks to the large free-standing gilded mirror leaning against the wall. In addition, the reception hall is perfect for entertaining as the bar area also lies adjacent.

In the kitchen, the 'Aga' takes centre stage complimented by a matching cream toned farmhouse style kitchen comprising a fitted dresser featuring display and cabinet storage complete with a 'Belfast' sink unit set into an ornate Victorian dresser. Furthermore, there is an additional 'Preparation Kitchen' ideal for the warmer months when the 'Aga' is switched off.

The drawing room, being the principal reception room again full of character boasts wooden panelling to the ceiling, stripped wooden flooring and a cast iron fireplace. The dining room, accessed from the drawing room again features a cast iron fireplace and an attractive bay with French doors opening onto the garden. The recreational lounge provides an extra reception room with entertaining central to its theme, however, can be completely versatile. Following the theme of entertainment, there is a cinema room with bar area and WC, to the lower ground floor.

Heading upstairs with a stained glass window illuminating the landing, the master suite has a boutique hotel feel to it with its free-standing, cast iron, claw foot bath and original radiators. The room gets bathed in sunshine, making it the place for a relaxing soak. The bedroom carries on the luxury hotel design with a sofa and an original fireplace epitomises its Victorian roots.

Externally, the house sits in fantastic grounds with notable recent additions including a timber 'treehouse' office with lighting and power, in addition to an outside kitchen with power and bi-folding doors perfect for large gatherings.

### Ground Floor

#### Entrance Porch

6'2" x 5'11" (1.89m x 1.81m)

Impressive entrance with steps up to an attractive, stained glass outer front door leading into the porch with 'Minton' tile flooring complete with an amazing stained glass, leaded front door set into a feature arch leading to the:

#### Entrance Hallway

33'2" x 13'2" (10.13m x 4.03m)

An unforgettable reception boasting an eye catching oak panelled ceiling complimented with panelled walls, stained glass 'picture window' and a majestic oak staircase.

#### Cloakroom & WC.

10'10" x 4'0" (3.32m x 1.23m)

'Shanks Vitreous China' two piece suite including a traditional high level WC, with pull-chain and chrome piping complete with a matching wash hand basin. Panelled walls and cloaks.

#### Drawing Room

19'10" x 14'9" (6.05m x 4.51m)

Light and airy room again boasting eye catching ceiling panelling complimented with period reflective features including a cast iron fireplace, stripped wooden flooring, picture rail, ceiling coving, sash windows and an arch to the:

#### Dining Room

18'4" max x 14'10" (5.60m max x 4.54m)

Continuation of the stripped wooden flooring, ceiling coving, dado rail and ceiling rose, in addition, to a fine cast iron fireplace with tile hearth and 'French' doors opening out onto the garden.

#### Recreational Lounge

14'10" x 14'9" (4.53m x 4.50m)

Again full of character with oak panelled walls, living flame coal effect gas fire with marble inset and tile hearth, picture rail, ceiling coving and sash windows.

#### Inner Hallway

20'4" x 3'10" (6.22m x 1.18m)

Picture rail, ceiling coving, tiled flooring and doors to both the lower ground floor and cloakroom.

#### Bar

8'8" x 5'10" (2.65m x 1.80m)

Composite sink unit with chrome mixer tap set in a wood grain effect preparation surface with cupboard storage below. Dishwasher, wine cooler and the serving bar to the 'Reception Hall'

#### Dining Kitchen

16'10" x 14'11" (5.15m x 4.57m)

'Farmhouse' style kitchen with granite comprising a range of units including a fitted painted wooden dresser with plate rack, display shelving and glazed cabinets, 'Belfast' sink unit set into a free-standing ornate dresser with cupboard and drawer storage complete with a gas fired 'Aga' cooker with three hotplates and four ovens. Internal staircase to the first floor inner landing.





#### Preparation Kitchen

14'1" x 7'10" (4.30m x 2.40m)

Again fitted with a range of base, drawer and eye level units, in addition to a stainless steel double sink, double drainer unit with a chrome mixer tap set in a granite work surface. Integrated appliances including an eight ring burner 'Country Range' cooker and a dishwasher.

#### Utility Room

7'9" x 4'8" (2.37m x 1.43m)

Quarry tiled flooring and spaces for both a washing machine and dryer.

#### Lower Ground Floor

##### Lobby

15'1" max x 13'2" (4.60m max x 4.02m)

Providing access to the cinema room and boiler, understairs wine storage, further storage cupboard and a fabulous stained glass oak door with matching adjacent panels leading to the:

##### Cinema Room

19'11" x 14'10" (6.08m x 4.53m)

Feature timber flooring, three sash windows providing natural light, solid fuel burning stove and a bar area with an exposed brick wall feature, serving and preparation surface and a door to the WC.

##### Boiler Room

17'0" x 15'0" (5.19m x 4.58m)

Two 'Worcester Greenstar 30Ri Compact ErP' condensing boiler, 'Andrew' hot water cylinder, gas and electricity meters, electric consumer unit and a door to the exterior.

#### First Floor



#### Landing

32'5" x 8'2" (9.89m x 2.50m)

Stunning stained glass leaded picture window with nine individual panels, ceiling coving, picture rail and dado rail emerging into an inner landing area with a door to the internal lobby providing internal staircases to both the ground and second floors.

#### Laundry Room

8'9" x 4'3" (2.68m x 1.30m)

#### Bedroom One

19'10" x 14'11" (6.05m x 4.57m)

Super size suite with a relaxation space featuring a cast iron fireplace with a decorative tile inset.





**En-Suite Bathroom**

18'6" x 14'11" (5.64m x 4.56m)  
 Beautifully presented four piece suite comprising a cast iron roll-top bath with claw feet set into a feature bay window with a 'Victoriana' chrome mixer shower head as a centre piece, tiled cubicle with a thermostatic shower and twin shower heads, 'his and her' wash hand basins set into a vanity unit with an illuminated mirror above, display shelving and cupboard storage below, all complete with a high level WC with a decorative 'Victorian Blue Garden Pattern' pan. In addition, there is a dressing area with units fitted opposite to one another providing hanging, shelving and drawer storage.

**Bedroom Two**

14'11" x 14'10" (4.57m x 4.54m)  
 Original style oak wardrobe providing hanging and shelving space and built in shelving unit with lighting.

**Bedroom Three**

14'9" x 8'9" (4.51m x 2.68m)

**Shower Room**

10'9" x 4'0" (3.29m x 1.24m)  
 Three piece suite including a vanity sink unit with storage.

**Bedroom Four**

14'9" x 12'9" (4.52m x 3.90m)  
 Purpose built dressing area providing hanging, shelving and drawer storage and a door to the:

**Jack & Jill En-Suite Bathroom**

10'4" x 5'9" (3.16m x 1.77m)  
 Three piece suite including a cast iron slipper bath with both a 'Victoriana' mixer shower head and a thermostatic shower above, wash hand basin with a chrome wash stand and a high level WC with a decorative 'Victorian Blue Garden Pattern' pan.

**Bedroom Five**

13'3" max x 13'1" (4.04m max x 4.01m)

**Second Floor Suite**

**Landing & Inner Lobby**

16'0" x 3'8" (4.90m x 1.13m)  
 Loft access, skylight and an eye level access to eaves storage.

**Lounge**

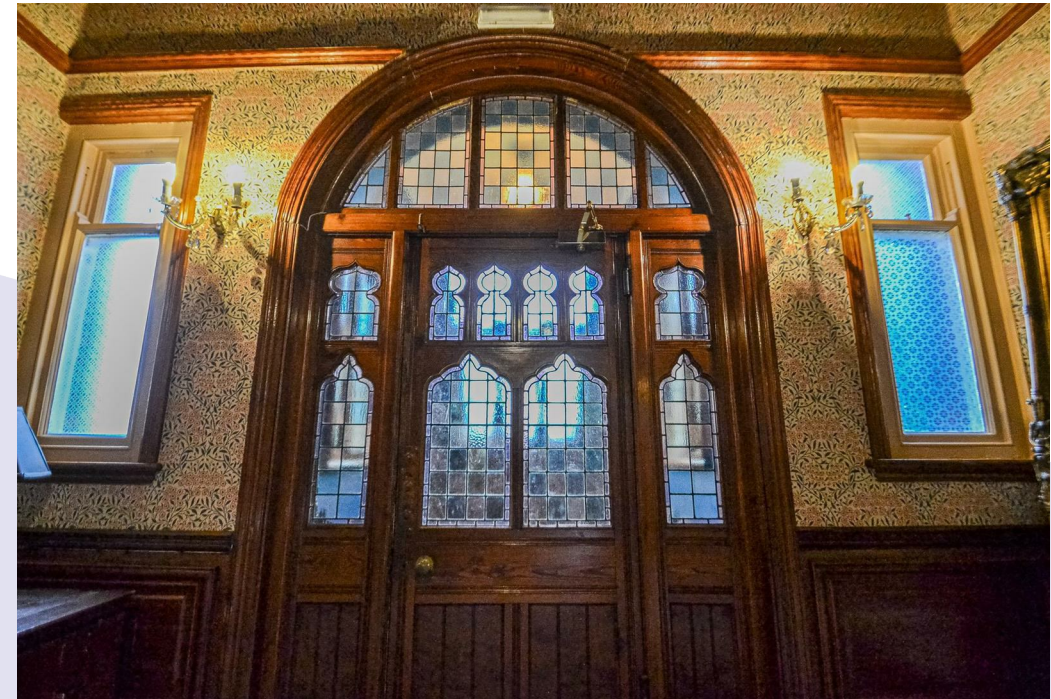
15'1" x 10'4" (4.62m x 3.16m)  
 Chimney breast with a decorative recess set adjacent to a fitted cupboard with louvred doors

**Bedroom**

14'11" x 12'10" (4.57m x 3.92m)  
 Feature panel wall to dado height.

**Bathroom**

6'9" x 6'2" (2.08m x 1.88m)  
 Three piece suite with a thermostatic shower sited above the panelled bath, in addition to the pedestal wash hand basin and a low level WC.







## Location

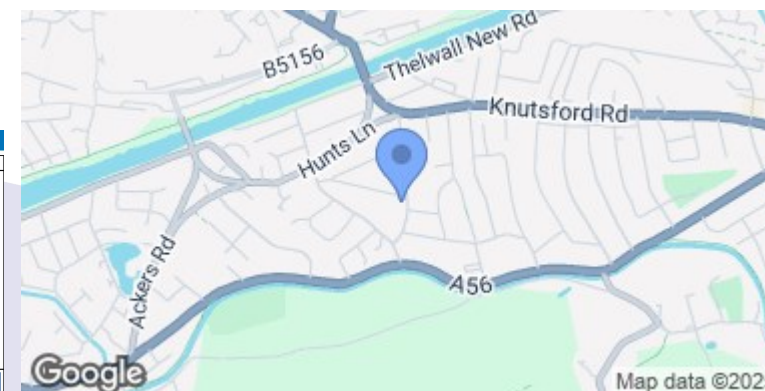
Balmoral Road is set within the 'Victoria Road Conservation Area'. The individuality and distinctiveness of this Conservation Area is arguably as important in projecting the unique character and qualities of Grappenhall as is the historic village centre, particularly in view of its direct accessibility from the main road network and the through traffic that this accommodates. The impressive range of Victorian and Edwardian residences display a wealth of architectural features.

Grappenhall is a semi-rural village in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops. The village is also sited between the 'Ship Canal' and the 'Bridgewater Canal' including attractive parkland, canals, streams and the 'Trans Pennine Trail' which all provide scenic walking, cycling and running routes.

Along with the church, the centre of the village contains two pubs, the Parr Arms and the Ram's Head, and St Wilfrid's Primary School. Bradshaw Community Primary School is located north of the village centre both of which are assessed favourably.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) <b>A</b>	
81-91) <b>B</b>	
69-80) <b>C</b>	
55-68) <b>D</b>	
39-54) <b>E</b>	
21-38) <b>F</b>	
1-20) <b>G</b>	
Not energy efficient - higher running costs	
67	82
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
92 plus) <b>A</b>	
81-91) <b>B</b>	
69-80) <b>C</b>	
55-68) <b>D</b>	
39-54) <b>E</b>	
21-38) <b>F</b>	
1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



Tel: 01925 600 200