



Staveleigh  
Wakefield Road | Heyrod | Stalybridge | Cheshire | SK15 3BY

FINE & COUNTRY

# STAVELEIGH



*Staveleigh is a grand Victorian Mansion dating back to the 18th century. The property provides around 18,000 SqFt of accommodation with splendid original details, including high ceilings, bay windows and lots more, with plenty of scope for renovation and modernisation.*



# KEY FEATURES

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## Ground Floor

Upon entering Staveleigh through its' impressive double wooden doors you are greeted by an array of original Victorian features such as tiled floors, stained glass and wood panelling, as you proceed through the impeccably designed doors you enter the grand reception hall with its staircase on the left accompanied with floor to ceiling, beautifully crafted stone arches and a feature window that floods the hall with light. To the right there are two generously proportioned reception rooms with tall bay windows, fireplaces and ornate cornicing throughout. These well-proportioned living areas provide plenty of space in which to relax or entertain. As we move through the reception hall there is a large snooker room with raised wooden panel walls, a further living area with a striking log burner and a downstairs bathroom. There is a large kitchen with fitted units, as well as plenty of further storage space in the utility room. The kitchen rolls into a conservatory area with doors that lead to an outside terrace featuring a stone pizza oven. As you continue through the grand halls you will find the formal dining room. This dining room showcases herringbone flooring, a very large fireplace with a crafted stone mantelpiece and further stained-glass windows. The room flows through another door that has been beautifully composed out of wood and stained glass, this leads to the garage area that could easily house at least 6 cars, a further bathroom and access to a staircase that leads to the annexe above.

## Lower Ground Floor

On the lower ground floor you have five generously sized storage rooms, a gym, sauna and shower room as well as a wine cellar.















# KEY FEATURES

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## First Floor

The first floor is accessible from two separate staircases and the grand features of this mansion continue. This floor presents six generously sized bedrooms, one of which is the principal suite with a grand bay window and its own fireplace. Opposite the principal suite is the main bathroom with a double vanity unit, an enclosed shower area and a large separate bath. The main bathroom leads into a spacious dressing area. The first floor is also the location of two further bathrooms and an additional kitchen at the far end.

Above the garage, accessible through its own staircase there is an additional living space separated from the main house. This section of the property features a grand living area with high-pitched ceilings, a circular stained glass window and a traditional Swedish oven, this room also leads out onto a terrace area. As you enter the room, on the left-hand side is a door that leads through to another kitchen, a bedroom and a bathroom.

## Second Floor

On the second floor you have a further four large bedrooms another bathroom and an office area. There is also access to a significantly large loft area which could be utilised as further storage space or developed into more rooms.











# KEY FEATURES

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## Outside

Around the exterior of the property you will find a long sweeping driveway featuring Victorian lampposts evenly lining the left-hand side leading up to the property from the road with a grand gated entrance and intercom system. The grounds consist of a blend of woodland and a magnificent lawn area. There is a security tower with a terrace area, a splendid detached orangery and a large open workshop/woodshed. In between the orangery and the woodshed there is a stone bridge with a stream that runs underneath. Towards the rear of the property and continuing around the side there is a very large paved terrace area with incredible carved stone features.





# LOCAL AREA

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Staveleigh is located in a village called Heyrod that lies between Stalybridge and Mossley. It features a great residential area with the perfect balance of privacy whilst being located a few minute's drive away from the centre of Stalybridge. This is a popular area with both families and commuters as a result. Manchester city centre can be accessed easily for the commuters and for families the choice of schools is excellent.

Stalybridge (1 mile) - Situated right between the energetic city of Manchester and the serene Peak District, Stalybridge is a charming semi-rural locale. It offers a pleasing balance between pulsating city life and tranquil countryside, providing a diverse living experience. Stalybridge is known for its great local schools and leisure activities. Easily accessible transport links simplify daily commutes, whilst the presence of good local shops, cafes, and pubs immediately around the corner offers residents a rich lifestyle.

Mossley (2 miles) - Sitting at the foothill of the Pennines, this compact town packs a lot in, popular for its countryside living, amazing views and proximity to Saddleworth, Manchester and Huddersfield. Mossley is most famous for its walks. For waterside lovers, there is both the River Medlock and Huddersfield canal, and you're also only moments away from Dovestone Reservoir at Saddleworth Moor, on the edge of the Peak District National Park.

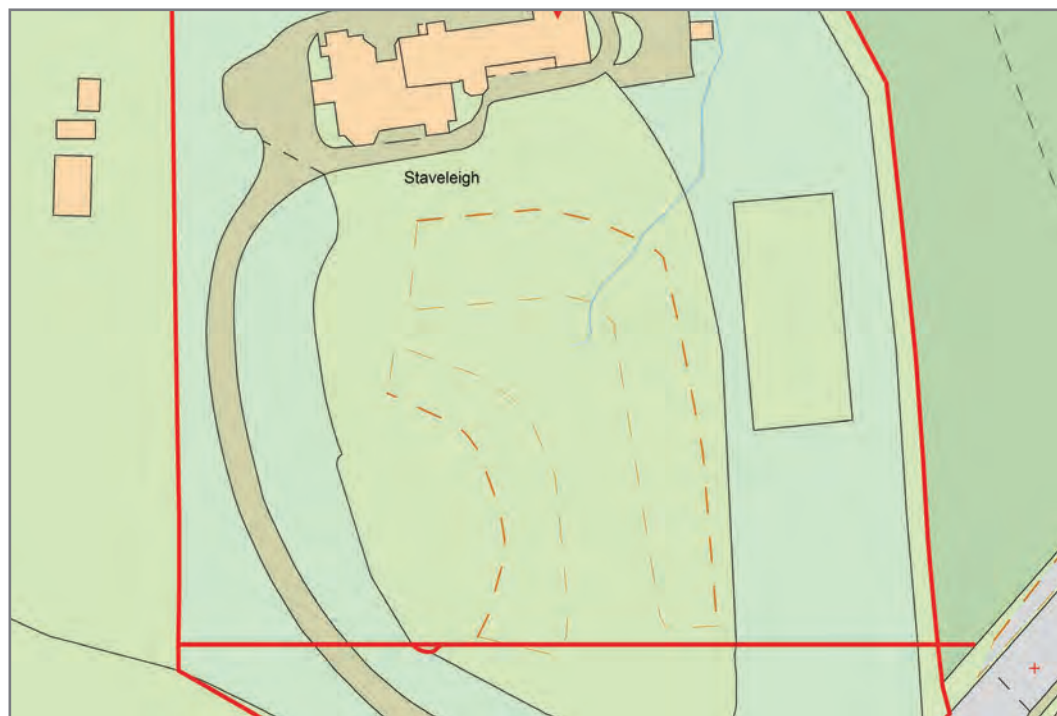
Manchester (11 miles) - A vibrant and dynamic city located in the north-west of England, known for its rich industrial heritage, cultural diversity, and world-class amenities. The city boasts an impressive range of amenities, including world-class museums, galleries, and theatres, such as the Museum of Science and Industry, the Whitworth Art Gallery, and the Royal Exchange Theatre. Manchester is also home to some of the UK's most renowned sporting venues, including Old Trafford Stadium, the Etihad Stadium, and the National Cycling Centre. In addition, the city offers a diverse range of shopping options, from independent boutiques to high-street brands, and a bustling nightlife scene with countless bars, clubs, and music venues. Manchester boasts excellent transport links both domestically and internationally.

Manchester Airport (17 miles) is the third busiest airport in the UK and offers direct flights to destinations across the globe, including major cities in Europe, North America, and Asia. In addition, Manchester has excellent rail links to London, with regular services running from Manchester Piccadilly station / Warrington Train Station to London Euston. There are also direct trains to other major cities in the UK, including Birmingham, Edinburgh, and Glasgow.



# INFORMATION

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## Services & Utilities

Construction Type: Standard - Stone/Brick

Mains electricity, water, gas, drainage.

External Lighting

CCTV Cameras

Alarm System

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider. We advise that you check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 59 Mbps and highest available upload speed 13 Mbps. We advise that you check with your provider.

Garage Parking space: 6+

Off Road Parking Spaces: 10+

Restrictive covenants apply, please contact the agent for further information.

## Directions

Postcode: SK15 3BY / what3words: crush.blend.feels

## Local Authority

Tameside Metropolitan Borough Council

Council Tax Band: H

EPC - F

## Viewing Arrangements

Strictly via the vendors' sole agent – Marcus Page

## Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

## Opening Hours:

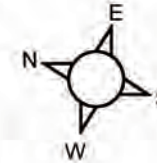
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



**Staveleigh Wakefield Road, Heyrod, Stalybridge**  
**Approximate Gross Internal Area**  
**Lower Ground Floor = 2192 Sq Ft/204Sq M**  
**Ground Floor = 4998 Sq Ft/464 Sq M**  
**Garage = 1249 Sq Ft/116 Sq M**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	35 F	
1-20	G		

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 The position & size of doors, windows, appliances and other features are approximate only.  
 □ Denotes restricted head height  
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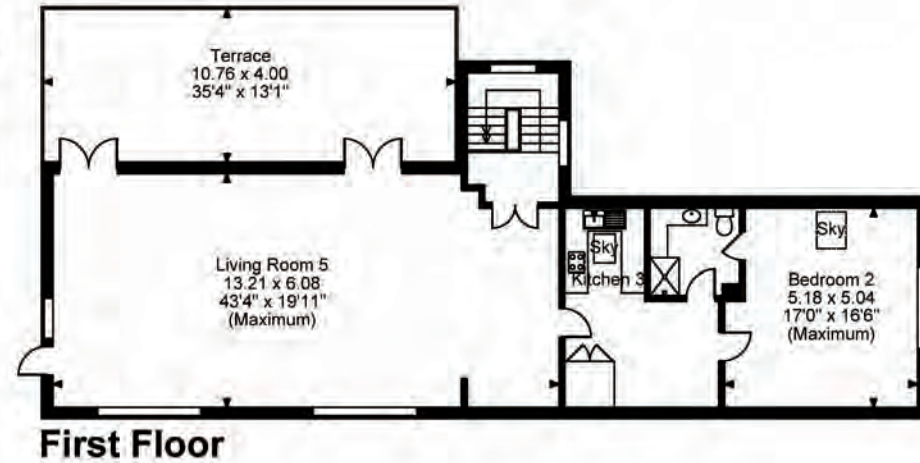
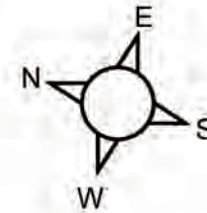


**Staveleigh Wakefield Road, Heyrod, Stalybridge**

**Approximate Gross Internal Area**

**First Floor = 4556 Sq Ft/423 Sq M**

**Terrace external area = 463 Sq Ft/43 Sq M**



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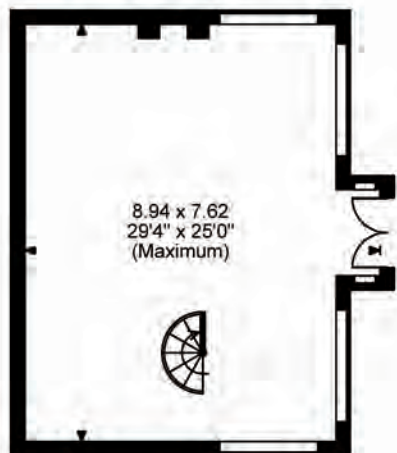
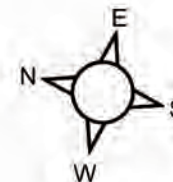
**Staveleigh Wakefield Road, Heyrod, Stalybridge**

Approximate Gross Internal Area

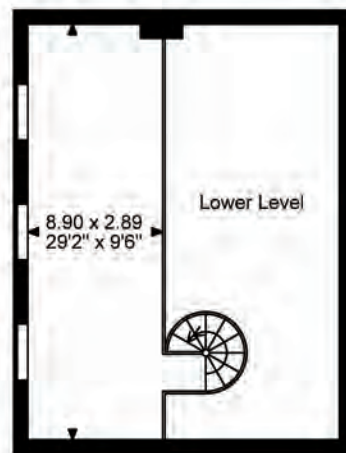
Outbuilding = 1094 Sq Ft/102 Sq M

Open Workshop/Carport = 1025 Sq Ft/95 Sq M

Terrace external area = 71 Sq Ft/7 Sq M



**Outbuilding  
Ground Floor**



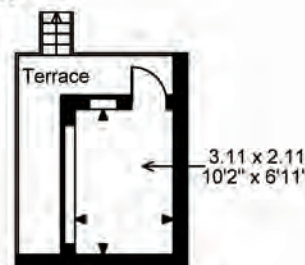
**Outbuilding  
First Floor**



Open Workshop/  
Carport  
15.00 x 6.35  
49'3" x 20'10"



**Outbuilding  
Ground Floor**



**Outbuilding  
First Floor**

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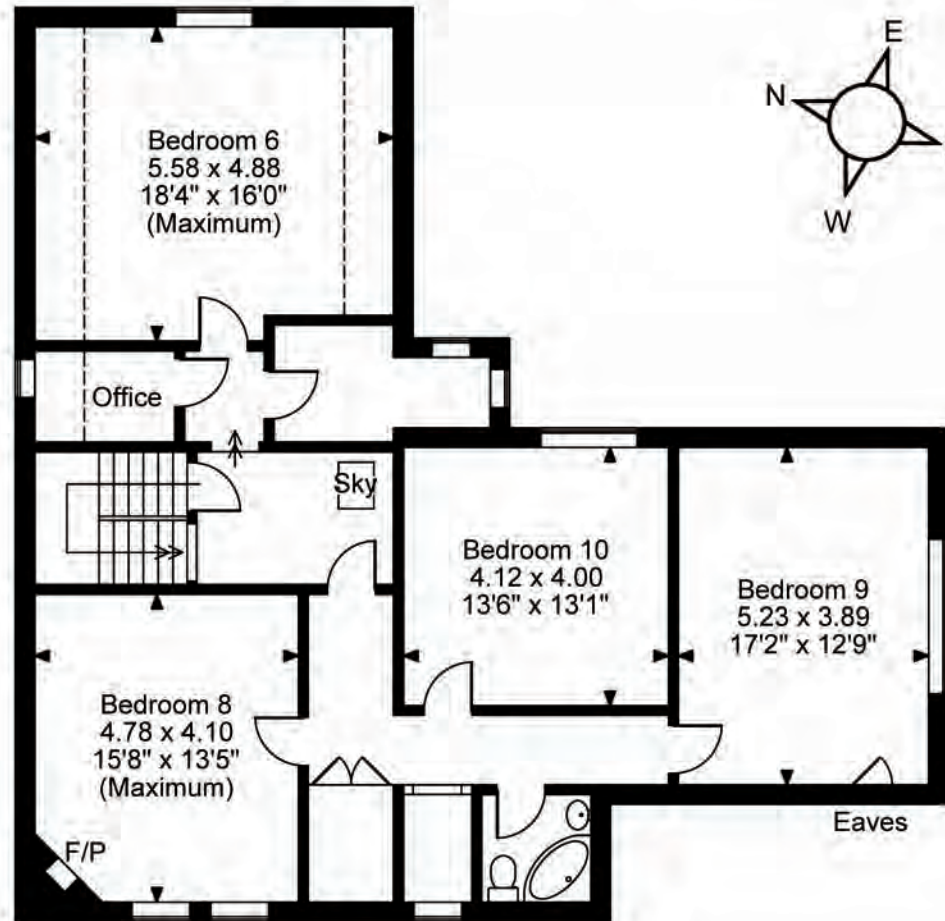
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**Staveleigh Wakefield Road, Heyrod, Stalybridge**  
**Approximate Gross Internal Area**  
**Second Floor = 1232 Sq Ft/114 Sq M**



**Second Floor**

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**FINE & COUNTRY**

# Staveleigh Wakefield Road, Heyrod, Stalybridge

Approximate Gross Internal Area

Main House = 14195 Sq Ft/1319 Sq M

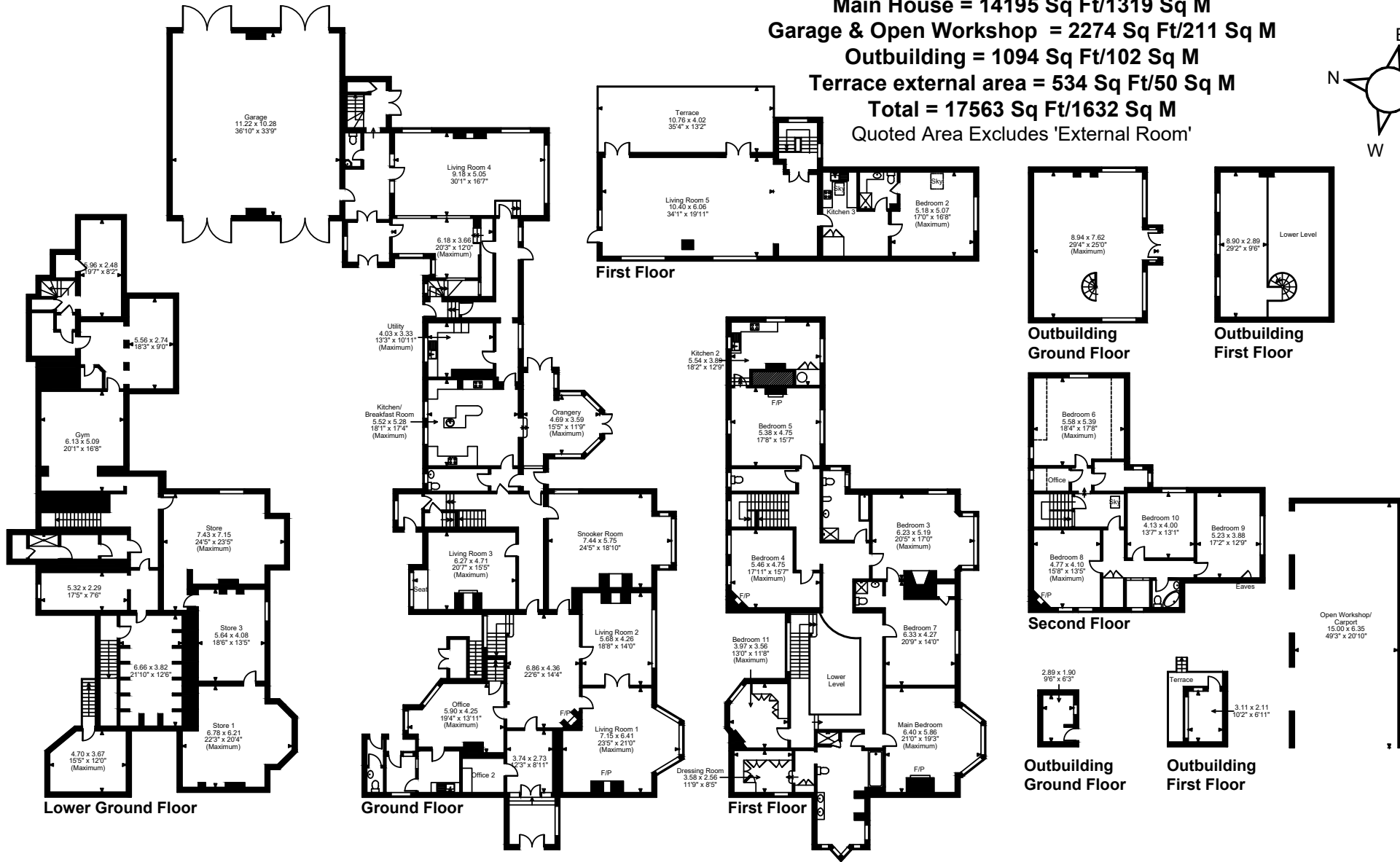
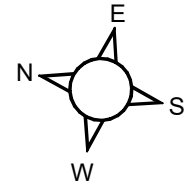
Garage & Open Workshop = 2274 Sq Ft/211 Sq M

Outbuilding = 1094 Sq Ft/102 Sq M

Terrace external area = 534 Sq Ft/50 Sq M

Total = 17563 Sq Ft/1632 Sq M

Quoted Area Excludes 'External Room'



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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



**MARCUS PAGE**  
PARTNER AGENT

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I started my career in the property industry as a property manager. Over time, I have acquired extensive knowledge in the field. I have previously worked on high-end residential installs and design jobs, when the opportunity arose to work with the most recommended agent in the UK, I knew it was time to take the next step in my career. My experience, people skills, and drive to excel make me the ideal agent to help you buy or sell your property. Having grown up in Cheshire, I have a wealth of local knowledge that can benefit you. When I'm not working, you might find me enjoying a Negroni at a local bar, attending a car show or travelling to new places, one of my favourite places I have visited was Marrakech due to the deep-rooted culture and incredible architecture.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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