

The Old Stables

Styal

Guide Price £1,695,000

Andrew J Nowell
& Company



The Old Stables, Altrincham Road, Styal, SK9 4LH

An impressive family residence dating back to 1862 and steeped in local history.

- Over 3,500 sq ft
- Period Features
- Idyllic Location
- Conservation Area

The Old Stables was originally constructed as part of a larger estate belonging to the Greg family, the founders of Quarry Bank Mill. Boasting a wealth of period and original features including vaulted ceilings and large windows formed from the original carriage house doors.

The property has been immaculately maintained and updated by the current owners and offers spacious and well-balanced accommodation throughout. On the ground floor is a central entrance hall with cloakroom and WC off and access to the principal reception rooms including; The large dining kitchen with shaker style units, granite worksurfaces and integrated appliances, the dual aspect drawing room with central fireplace and log burning stove, family room, large utility room/laundry with ample worksurfaces and pantry, library/office with central gas fireplace, sun room with underfloor heating and bi-folding doors opening onto the garden.

To the first floor is the principal bedroom suite with stunning 11ft vaulted ceilings, dressing area and recently refitted en-suite bathroom. There are three further double bedrooms and two bathrooms (1 en-suite).

Externally the property is approached via a sweeping driveway leading to parking for several vehicles and the double garage with attached workshop/potting shed.







There are generous gardens and grounds extending to approx. 0.65 acres comprising large lawns, superb specimen trees, ornamental borders and mature shrubs, a walled courtyard with kitchen garden stocked with fruit and vegetables with greenhouse. Rear courtyard garden with pond and secluded seating area. The beautifully planted gardens enjoy delightful views across the neighbouring countryside.

The Old Stables is situated within the conservation area of the charming semi-rural village of Styal. The village is largely owned and maintained by The National Trust along with Quarry Bank Mill and county park, one of the country's most impressive heritage sites, beloved by local walkers.

The village has a popular public house The Ship Inn, golf course, several cafes and sports clubs. Wilmslow Town Centre is within easy reach which offers everything for day-to-day needs along with fast rail links to Manchester and London. Manchester International airport is close by along with access to the motorway network.

Important Information

What 3 Words – [///owned.catching.composed](https://www.ownedcatching.com)

Council Tax – G

EPC Rating – E

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank

Parking: Driveway & Garage

Flood Risk*: Very low risk of flooding

Broadband**: Superfast broadband available at the property

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

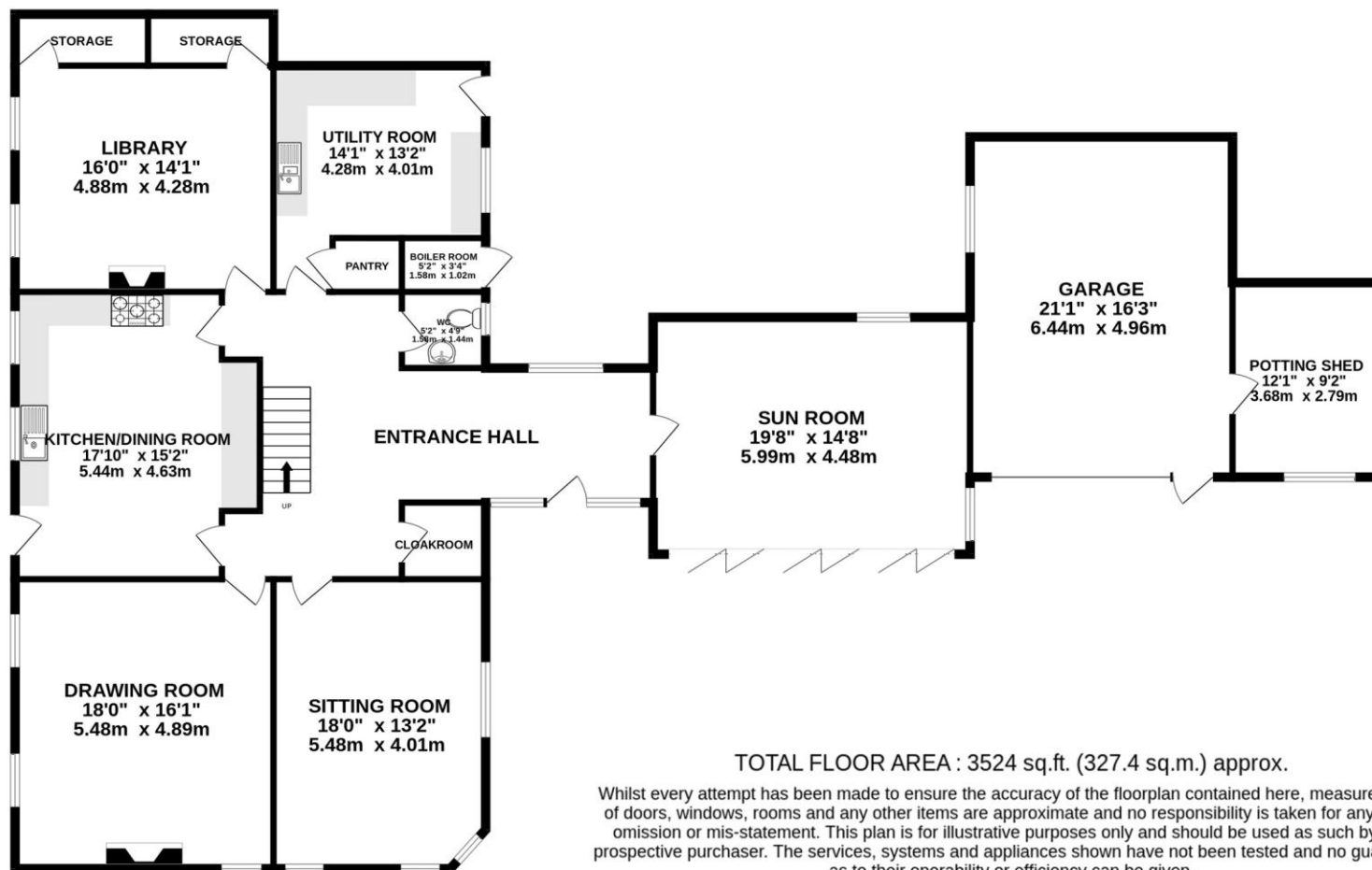
* Information provided by GOV.UK

**Information provided by Ofcom checker

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



GROUND FLOOR
2323 sq.ft. (215.8 sq.m.) approx.

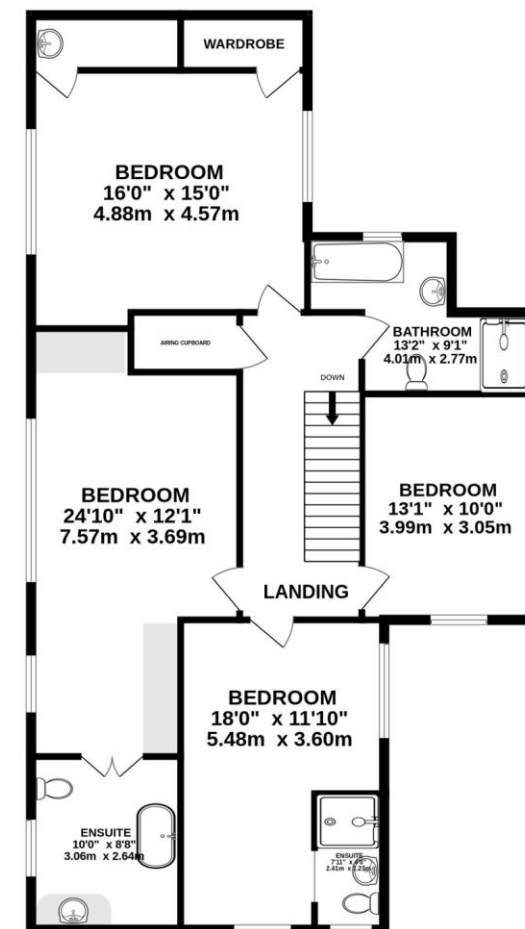


TOTAL FLOOR AREA : 3524 sq.ft. (327.4 sq.m.) approx.

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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1ST FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



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