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PROPERTY SALES AND RENTALS

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5 Delahays Road

Hale, Altrincham, WA15 8DS





£1,695,000

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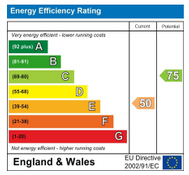
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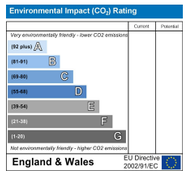
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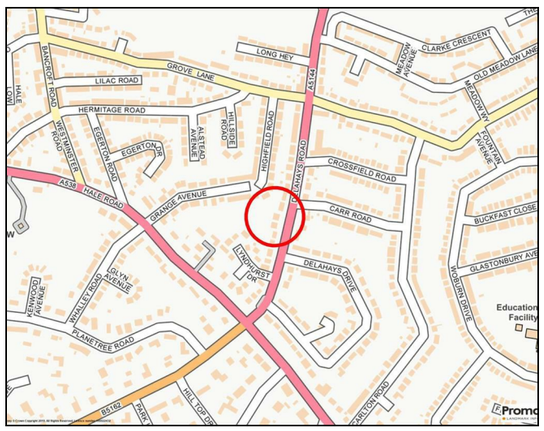
energy efficiency

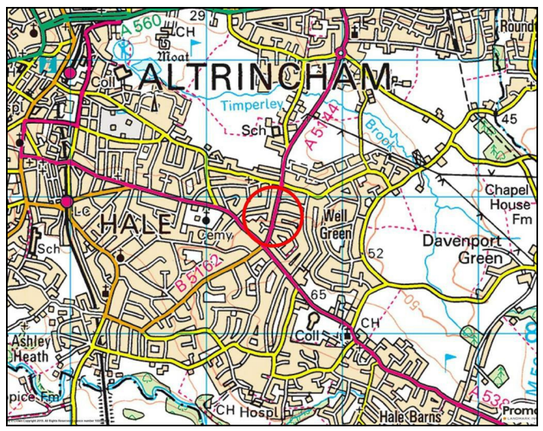
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











overview

A DISTINCTIVE DETACHED FAMILY HOME OF GENEROUS PROPORTIONS AND STANDING ON A BEAUTIFUL, PRIVATE 0.45 ACRE SOUTH WEST FACING GARDEN PLOT. 4078sqft.

Porch. Hall. WC. Two Reception Rooms. Dining Kitchen. Four Bedrooms. Three Baths/Showers. Lower Ground Floor Family Room, Guest Bedroom Five, Shower Room, and Utility Room. Gated Driveway. Large Garage. Amazing Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A truly distinctive and beautifully proportioned Detached family home, ideally positioned within walking distance of both Hale Village and Hale Barns Centre.

Believed to be one of the earliest homes built on Delahays Road in the late 1800s, this elegant period residence boasts attractive half-rendered gabled elevations, striking double-height corner bay windows and occupies a remarkable mature plot of approximately 0.45 acres, enjoying exceptional privacy and a sunny aspect.

Rich in character and beautifully preserved, the property retains a wealth of original period features throughout, including high corniced ceilings, attractive fireplaces, a spindle balustrade staircase and original internal doors. Herringbone wooden flooring extends throughout the entire ground floor, including the Entrance Hall, both Reception Rooms and the Dining Kitchen, further enhancing the home's timeless character. The property also benefits from a separate side entrance into the property.

Two exquisite original stained glass windows, dating back to when the house was first built, remain a particularly striking feature, with a magnificent large stained glass window illuminating the first floor landing and a matching smaller window to the ground floor WC below.

These period details are complemented by replacement double glazed timber-framed windows throughout the remainder of the property, reproduction-style radiators, successfully blending timeless character with modern comfort. The property is fully double glazed and also benefits from a replacement central heating system with updated radiators throughout.

Extending to approximately 4100 square feet, the spacious and versatile accommodation is arranged over Three Floors including, Converted Cellars providing Lower Ground Floor Living space.

A spacious Entrance Hall leads to Two generous Reception Rooms, including a superb 400 square foot Lounge with an impressive inglenook fireplace and French doors opening onto the gardens, alongside a comfortable Family Living Room with an attractive corner bay window.

The Dining Kitchen enjoys delightful views over the gardens with French doors leading to the garden. The Kitchen is fitted with a comprehensive range of shaker-style units centred around a large island with breakfast bar. A Smeg range cooker, integrated dishwasher, Belfast sink and original pantry cupboards complete this exceptional family space.

The converted Lower Ground Floor provides superb flexibility, comprising a spacious Family Room, Guest Bedroom, Shower Room, Utility Room and extensive storage, making it ideal for guests, teenagers or multi-generational living.

To the First Floor are Four further well-proportioned Bedrooms served by Three Bath/Shower Rooms. The impressive Principal Bedroom features a Dressing Area and En Suite Bathroom, while two further Bedrooms benefit from fitted wardrobes, one with its own En Suite Shower Room. A stylishly refitted Family Shower Room and Separate WC complete the accommodation.

Approached through remote-controlled entrance gates, the property enjoys extensive driveway parking for numerous vehicles and an Attached Garage.

The magnificent gardens are undoubtedly a standout feature, with a large stone terrace spanning the rear of the house, perfect for outdoor entertaining. Beyond lies an expansive lawn surrounded by mature trees and established planting, creating a wonderfully private setting and beautiful outlook from the principal reception rooms.

A rare opportunity to acquire an exceptional period family home combining beautifully preserved original features, generous accommodation and outstanding gardens in one of Hale's most desirable residential locations.

• Freehold
• Council Tax Band G



Approx Gross Floor Area = 4078 Sq. Feet = 378.9 Sq. Metres

