

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

Tatton House,
Old Hall Road
Gatley, SK8 4BE



£850,000

Commercial and Residential Property
Detached House
Two Spacious studio/office spaces
Open Plan Lounge
Stylish Bathroom
Ample Parking
Solar Panels
Planning Permission

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Callaghans are delighted to offer for sale Tatton House, a truly unique period property situated in the heart of Gatley Village. Combining substantial residential accommodation with extensive commercial and lifestyle opportunities, this exceptional property offers a rare chance to acquire a versatile home and business premises in one of South Manchester's most desirable locations. Currently operating as a fitness studio, the property provides a wealth of possibilities for those seeking a life-work environment, additional income potential, or space for a wide range of professional, creative, or leisure pursuits. The main residence is currently configured as a spacious two-bedroom home, although the generous layout could easily be adapted to create three or even four bedrooms, subject to individual requirements.

Entering through the welcoming porch, you are immediately drawn into the heart of the home: a stunning open-plan family living space. This impressive room benefits from dual-aspect windows that flood the area with natural light, while a charming log-burning stove provides warmth and character during the colder months.

To the rear of the family room is a beautifully appointed kitchen featuring attractive cream gloss cabinetry, ample work surfaces, and a stylish central island that provides informal dining and a natural gathering point for family and friends. Adjacent to the main living area is an additional reception room that offers excellent flexibility and could serve as a formal dining room, home office, playroom, or additional bedroom. The ground floor also benefits from a practical utility room and a conveniently located toilet.

The first floor continues to impress with two exceptionally spacious bedrooms. The principal bedroom enjoys the luxury of separate his-and-hers dressing rooms, creating a boutique hotel feel and offering extensive storage. The second bedroom is equally generous and benefits from its own dedicated dressing room. Completing the first floor is a stylish family bathroom, fitted with a contemporary suite and an over-bath shower.

Externally, Tatton House occupies a substantial plot with a long private driveway extending to the rear of the property. The driveway includes an electric vehicle charging point and provides ample parking for residents, visitors, or business use. The landscaped rear garden has been designed for low-maintenance enjoyment, with attractive seating areas creating a pleasant outdoor retreat between the residential and commercial spaces. On the roof are Solar Panels, enabling you to get further income and be more energy efficient.

One of the property's most remarkable features is the extensive studio accommodation. Attached to the rear of the house, and accessible both internally and externally, is the main studio building. Measuring over ten metres in length, this impressive space is filled with natural light from numerous windows and large sliding doors. Its adaptable layout makes it suitable for a wide variety of uses, including fitness and wellness businesses, professional services, creative studios, workshops, training facilities, or additional leisure space. A dedicated reception area and WC further enhance its functionality. The Studio space has planning permission for an attractive second floor addition, doubling the already impressive facilities.

At the far end of the plot is a second detached studio building, providing even greater flexibility. This space is currently arranged as three separate studio rooms together with a useful storage area, offering endless possibilities for business use, hobbies, treatment rooms, office accommodation, or independent workspace.

Located in the centre of Gatley Village, the property enjoys immediate access to an excellent range of shops, cafés, restaurants, schools, and transport links, including Gatley train station, providing convenient connections to Manchester City Centre, Manchester Airport, and beyond.

Tatton House is an exceptionally rare opportunity that combines character, space, flexibility, and commercial potential in a prime village location. Whether you are seeking a substantial family home, a live-work environment, or a property with income-generating opportunities, this remarkable offering must be viewed to be fully appreciated.

Contact Callaghans today to arrange your private viewing and explore the exceptional possibilities that Tatton House has to offer.

Tatton House

Lounge 22' 5" x 16' 9" (6.83m x 5.11m)

Kitchen 14' 7" x 7' 3" (4.44m x 2.2m)

Dining Room 14' 7" x 13' 1" (4.45m x 4m)

Utility room 7' 2" x 4' 6" (2.19m x 1.37m)

Downstairs Toilet 4' 4" x 5' 5" (1.33m x 1.66m)

Family Bathroom 9' 7" x 9' 1" (2.91m x 2.78m)

Bedroom One 14' 1" x 15' 2" (4.3m x 4.63m)

Dressing Room One 13' 1" x 6' 4" (4m x 1.94m)

Dressing Room Two 4' 9" x 10' 3" (1.46m x 3.12m)

Bedroom Two 13' 1" x 12' 5" (4m x 3.78m)

Dressing Room 6' 10" x 13' 0" (2.08m x 3.95m)

Garden

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Large Studio

Reception 7' 9" x 9' 9" (2.37m x 2.96m)

Studio Toilet 7' 10" x 4' 11" (2.38m x 1.49m)

Studio Space 24' 7" x 34' 1" (7.5m x 10.4m)

Second Studio Space

Room One 10' 6" x 8' 9" (3.2m x 2.67m)

Store Room 9' 5" x 6' 6" (2.88m x 1.98m)

Room Two 16' 5" x 10' 6" (5m x 3.21m)

Room Three 16' 5" x 11' 6" (5m x 3.51m)



TOTAL FLOOR AREA : 2986 sq.ft. (277.4 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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