



**GASCOIGNE
HALMAN**

30 HAWTHORN LANE, WILMSLOW SK9 5DG

THE AREAS LEADING ESTATE AGENT



30 HAWTHORN LANE, WILMSLOW SK9 5DG

Guide Price: £1.65 Million

A timelessly handsome Victorian property, thoughtfully extended and tastefully refined throughout producing the perfect blend of original period features and modern luxury, situated on a private, gated 0.3 acre plot in the sought after Hawthorn Lane Conservation area of central Wilmslow.





OVERVIEW

Timelessly Handsome Victorian Family Home

Beautifully Restored, Enhanced And Re-Imagined Throughout

Appealing Period Features Combined With Modern Luxuries

Superb Extended Dining Kitchen

Two Large Charming Reception Rooms

Four Double Bedrooms

Impressive Principal Suite, Luxury Dressing Room & En-Suite

Generous 0.3 Acre Plot With Private Gated Entrance

Sought After Central Position On Hawthorn Lane

30 HAWTHORN LANE, WILMSLOW SK9 5DG

A rare and exciting opportunity to purchase this superb Victorian family home which has been transformed and re-imagined to the highest of standards throughout creating a spacious and stylish property complemented by a convenient central location and stunning gardens to the rear.

Built in circa 1890, the property boasts a plethora of period features such as attractive stained glass Sash windows, original coving and skirtings, Dado rails, period fireplaces and column radiators which promote a real authentic feel throughout, enhanced by high quality tasteful fittings to create a unique blend of period and modern day family living.

Internally the property comprises; large entrance porch with period stained glass surround opening to an entrance hallway with Ted Tod oak flooring which runs throughout the ground floor, access to the downstairs wc and extended and converted cellars. An attractive spindle balustrade staircase leads to the first and second floors.

To the front of the ground floor is a charming living room complete with feature sash bay-window with period stained glass and original fireplace. To the rear of the ground floor is a further generous sized sitting room with original fireplace and attractive original bay which was retained as an internal feature during the rear extension. The bay opens to an impressive extended dining kitchen which boasts floor to ceiling oversized sash windows producing stunning leafy views over the extensive gardens towards The Carrs Park along with three ceiling lanterns and French doors giving access to the verandah with stairs leading down to garden.

The kitchen itself is a handmade bespoke Shaker style kitchen with extensive storage, Liebherr double fridge freezer, Quooker hot tap and AGA cooker, complete with central Island.

To the first floor the property boasts a spacious landing with original stained glass window, a superb principal suite which boasts a range of bespoke fitted wardrobes, fully restored and operational feature sash bay window producing breathtaking tree top views towards Styal village, beautifully fitted customised dressing room and a stylish fully tiled ensuite, complete with underfloor heating, Hans Grohe static rain-dance shower and Kelly Hoppen taps.

In addition to the first floor there is a further good-size double bedroom with feature Sash bay window as well as a spacious luxury family shower room with underfloor heating, fully restored operational sash stained glass windows, Aqualisa/Hans Grohe shower fittings and modern tiling.

To the second floor there are two double bedrooms served by a modern fully panelled family bathroom with bath and Hans Grohe shower and hand shower, Kelly Hoppen taps and wirelessly operated underfloor heating, landing with Velux window and extensive eaves storage.







The property also comes with the added benefit of a fully converted and tanked basement to a very high standard incorporating a fully fitted laundry room/boot room which includes generous and ample storage for coats, boots, linens, plus a large larder fridge, separate utility room with Miele appliances. In addition to the basement there is a useful plant/boiler room for the Vaillant boiler which provides pressurised water to all four floors of the house operated by a HIVE thermostat and remote controller. A separate study/play room with French doors opening to the rear garden completes the internal accommodation.

Externally to the front there is a private remote controlled gated entrance plus separate personnel gate opening to a large driveway providing off-road parking for multiple cars with privacy fencing and mature hedging complete with sensor security lighting as well as a newly constructed covered car port providing extra parking, power and lighting.

To the rear of the property is an extensive, mature and beautifully landscaped garden producing a real wow factor with stunning blossoming cherry and apple trees, custom built open Gazebo bbq and seating area with power and remote controlled lighting, 2 meter high beech and privet hedging for privacy, large summerhouse, courtyard area with appealing water feature and an impressive outlook towards the woodland surrounding The Carrs country park.

LOCATION

Conveniently situated within Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5DG

TENURE

Freehold (subject to verification by solicitors).

SERVICES (NOT TESTED)

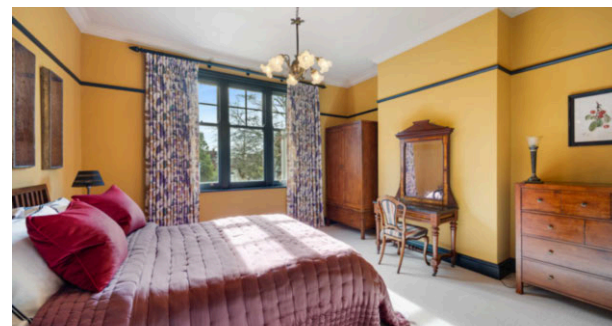
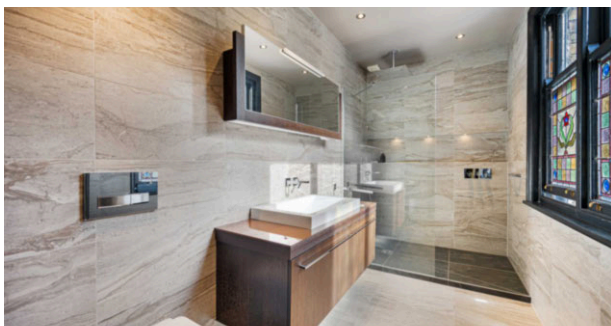
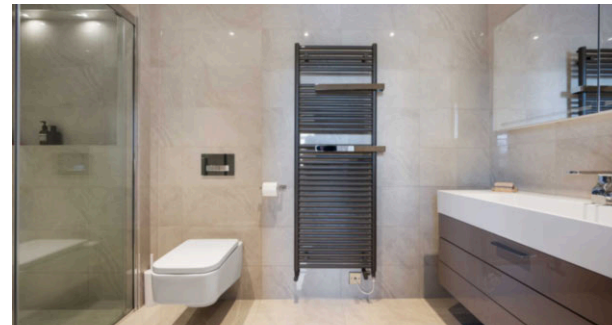
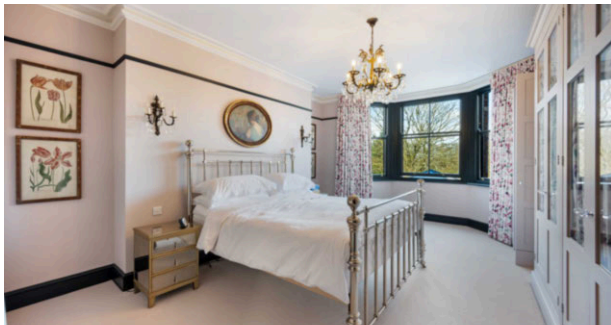
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East. Property Band: G

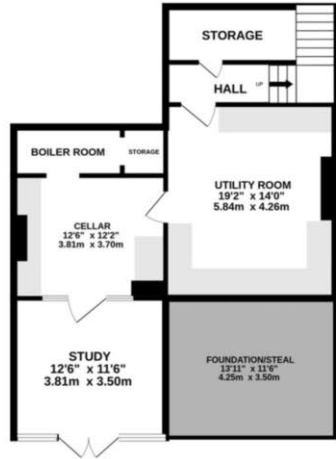
VIEWING

Viewing strictly by appointment through the Agents.

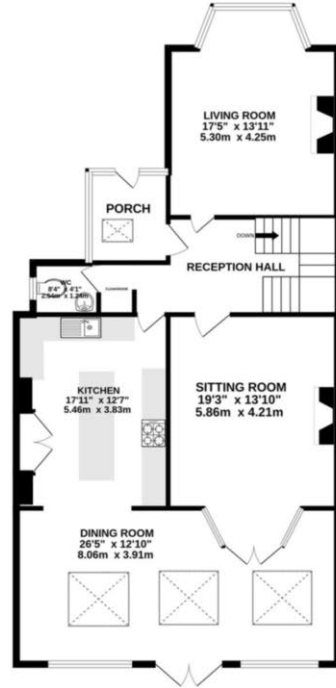


FLOORPLAN

BASEMENT LEVEL
643 sq.ft. (59.8 sq.m.) approx.



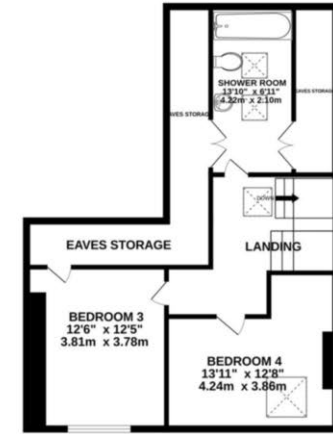
GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



2ND FLOOR
664 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 3241 sq.ft. (301.1 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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