



Kempnough Hall
Worsley



Miller Metcalfe
PRESTIGE

SINCE 1891

Nestled upon the charming and prestigious Kempnough Hall Road in the beautiful historic area of Worsley in Manchester, this exquisite 13th Century Grade 2 listed cottage effortlessly combines fabulous character charm and a wealth of original period features with splendid contemporary styling that simply must be viewed in person to be fully appreciated.

The property is steeped in history hence the listed status it proudly owns. Evidence shows that the property dates all the way back to a 13th-century settlement boundary and also a 14th-century timber frame. Down the centuries the hall was the home of several aristocratic families, dating originally back to Richard de Worsley, in the 13th century. Queen Victoria and Prince Albert visited the hall in 1851 as guests of the First Earl of Ellesmere

The property forms the central core of Kempnough Hall, which is a magnificent and historic Grade II Listed country house, nestled at the end of the quiet tree-lined no-through lane. The renovation of the property was completed 2015 with no expense spared and the home now features a meticulously designed living space that includes two large reception rooms, a modern fitted kitchen, utility room, cloakroom/wc, two fabulous en-suite bedrooms, which all exude warmth and character, enhanced by a wealth of its original features and stands as a testament to architectural heritage and timeless elegance. Outside there are wonderful low maintenance gardens that are private offering excellent space for relaxing and al-fresco entertaining, alongside ample off road parking.

Embrace the opportunity to own a magnificent piece of Worsley's history while relishing in the modern comforts and conveniences this unique residence has to offer. Don't miss the unique chance to make this historic gem your very own home.



Accommodation

The splendid accommodation comprises of an inviting entrance hall, spacious principle lounge room, further sitting/dining room, a stunning and spacious open plan fitted kitchen with a host of integrated appliances, utility room and a cloakroom/wc to the ground floor. On the first floor a landing, two large double bedrooms both with their own luxury en-suite facilities completes the internal living space. Externally the property is set within a generous plot, with private low maintenance landscaped gardens to both the front and rear, alongside a generous driveway providing ample off road parking.

Location

Worsley is a much sought-after area located on the outskirts of Manchester. Steeped in history, Worsley has always been a firm favorite with homebuyers of all price ranges. This location boasts a host of local amenities including well-regarded schooling and a wide range of local shops and eateries. A major hospital and large retail outlets, including the Trafford Centre, are only a short distance away. With major transport links nearby, including tram and train networks and the M6, M60, M61 and M62 motorways, this is the ideal setting for easy commuting to central Manchester, Media City, Salford Quays, Bolton, Preston, Bury, Warrington and Liverpool.

Reception Rooms

The exceptional reception space includes a magnificent, generously proportioned lounge, beautifully appointed with traditional stone-flagged flooring and a charming wood-burning stove set upon a stone hearth with an attractive timber mantel, creating a warm and inviting focal point. Twin double-glazed feature windows, each fitted with elegant plantation shutters, flood the room with natural light while framing delightful views over the front and side aspects. Double doors lead seamlessly into the equally impressive dining room, a wonderful space for both formal entertaining and family gatherings. Featuring an attractive beamed ceiling and double-glazed French doors opening directly onto the spectacular rear garden, the room effortlessly blends indoor and outdoor living.





Breakfast Kitchen, Utility Room and Cloakroom/WC

The hub of the house is the fabulous kitchen, a splendid contemporary style area which is fitted with an extensive range of high quality wall and base units comprising cupboards, drawers and contrasting work surfaces complemented by high specification integrated appliances. The kitchen has been carefully designed to provide a combination of functionality and is aesthetically pleasing to the eye and offers more than enough room for cooking and dining alike. This makes it ideally suited to modern living. Situated adjacent to here, a generous utility room provides yet more convenient storage, ideal for white goods. A cloakroom/wc ideally services the ground floor accommodation.



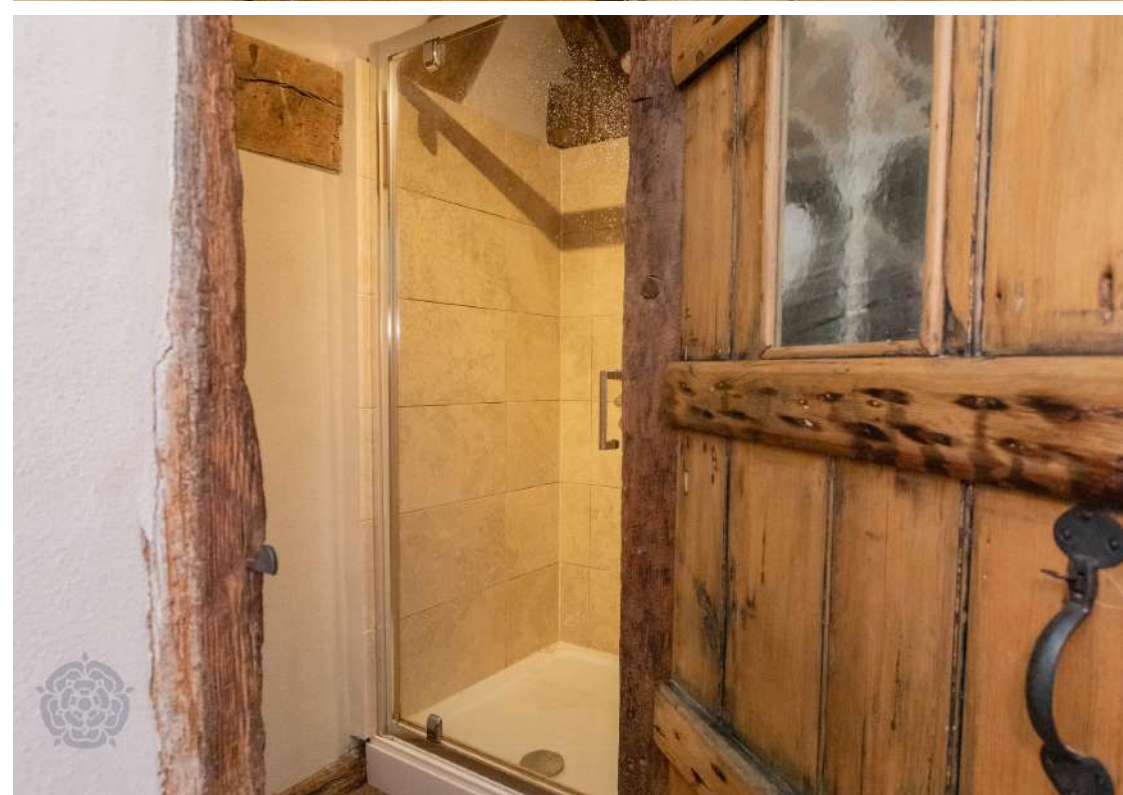


Bedrooms

Both bedrooms are located upon the first floor, being exceptionally well proportioned and beautifully presented, each has its own unique style and character, having a wealth of character features including original beams. Each bedroom has its own wonderful en-suite facilities with no expense spared in creating the most luxurious of space. Of particular interest is the master bedroom which features a magnificent vaulted ceiling that exudes character and enhances the already epic size of the room.







Parking and Gardens

The property is situated within a generous plot with a driveway to the front that provides ample off road parking . There are spectacular enclosed landscaped gardens that surround the property, specifically designed with low maintenance in mind. They are private, not overlooked and offer excellent space for relaxing, children's play and al-fresco entertaining and simply must be viewed to be fully appreciated.

Tenure

Freehold

Council Tax

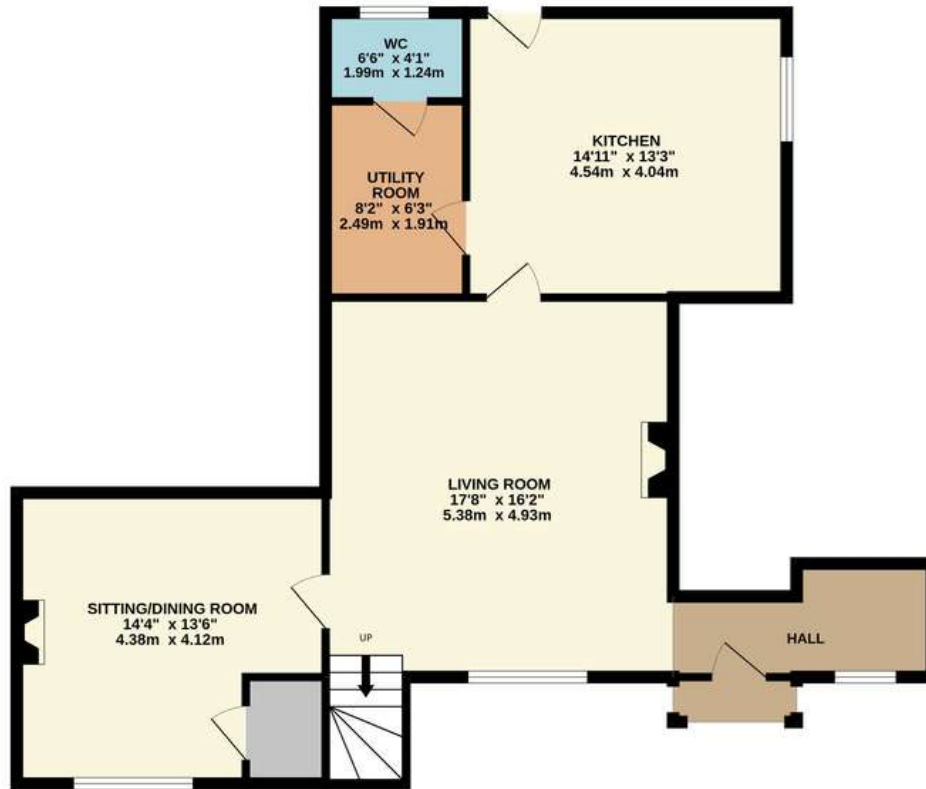
Local Authority - Salford

Council Tax Band - E

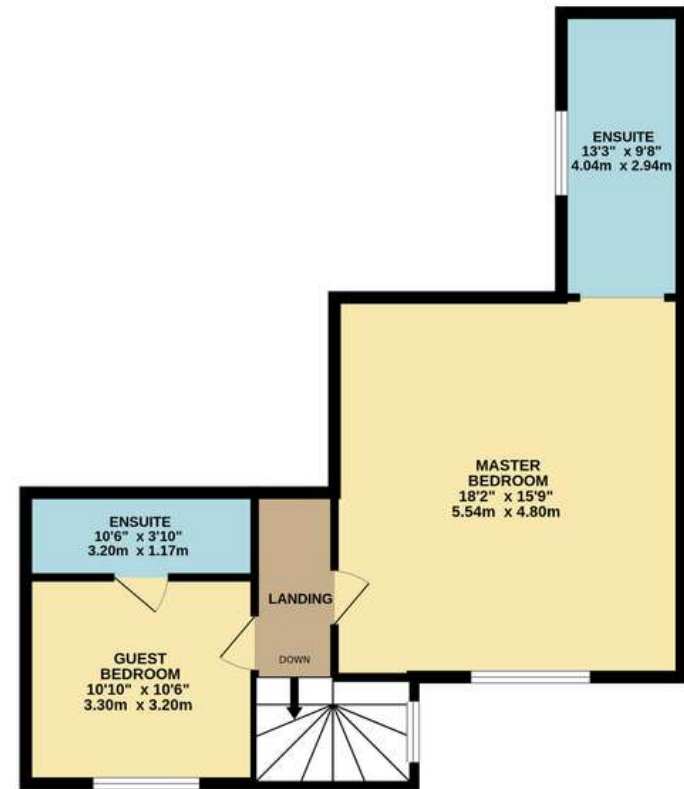
Annual Council Tax - £3,171.00



GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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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