





1 POWNALL COTTAGE, ALTRINCHAM ROAD

WILMSLOW, SK9 5NW

£850,000

FREEHOLD

A beautifully renovated and extended four bedroom semi-detached cottage, combining considerable period character with spacious and thoughtfully appointed modern accommodation. Occupying a particularly generous plot of approximately 0.18 acres, the property enjoys established gardens, extensive off-road parking and an excellent degree of privacy, all within a highly convenient location close to the centre of Wilmslow.

MELLER SPEAKMAN

1 POWNALL COTTAGE, ALTRINCHAM ROAD, WILMSLOW

• Beautifully renovated and characterful 19th-century semi-detached cottage offering spacious, versatile accommodation. • Generous plot extending to approximately 0.18 acres, with beautifully established and private gardens. • Substantial front boundary wall providing an excellent degree of privacy and screening. • Extensive off-road parking for several vehicles, together with a detached garage. • Highly convenient Wilmslow location, less than a mile from the town centre, mainline railway station and excellent local amenities.





Behind an attractive frontage, the property reveals a wealth of character and charm, with original architectural features carefully retained and incorporated into a stylish contemporary interior. Exposed timber beams, traditional hardwood windows and attractive fireplaces sit comfortably alongside modern fixtures, quality finishes and carefully considered design.

The accommodation is particularly versatile, with a superb open-plan kitchen and dining room providing an excellent focal point for everyday family life and entertaining. Beautifully appointed with bespoke cabinetry, integrated appliances and extensive preparation space, this is complemented by a substantial utility room. Two separate reception rooms offer flexibility for both formal entertaining and more relaxed family living, whilst an additional study provides an ideal home-working environment.

On the first floor are four generously proportioned bedrooms. The principal suite is particularly appealing, incorporating fitted wardrobes and furniture, a dedicated dressing area and a contemporary en-suite bathroom. The second bedroom also benefits from its own en-suite shower room, with the remaining bedrooms served by an impressive family bathroom featuring a freestanding bath and separate shower.

Externally, the property is equally impressive. Set within grounds extending to approximately 0.18 acres, it offers a level of outside space that is increasingly difficult to find in such a convenient Wilmslow location. The established gardens provide an attractive combination of mature trees, shaped lawns, colourful planting and enclosed seating areas, creating a peaceful setting for both relaxation and outdoor entertaining.

One of the property's most appealing attributes is the substantial front boundary wall, which provides excellent screening from the road and creates a particularly private and sheltered environment. This, together with the mature landscaping, gives the house a secluded feel that is perhaps unexpected given its accessible position.

The frontage also provides a substantial area of private off-road parking, with ample room for multiple vehicles, in addition to a detached garage offering useful storage or further potential which is found at the rear of the property.

The position is exceptionally convenient, with Wilmslow town centre less than a mile away, providing an extensive selection of shops, restaurants, cafés and everyday amenities. The mainline railway station offers regular services to Manchester and London, whilst the area is well served by highly regarded schools and benefits from easy access to the surrounding Cheshire countryside.

Property Information

All main services are connected. Gas fired central heating is installed. We must advise prospective purchasers that none of the fixtures, fittings or services have been tested. Prospective buyers are advised to obtain their own independent reports prior to purchase. EPC band C. Tenure - we are informed is Freehold. Council Tax band - F (Cheshire East Council).











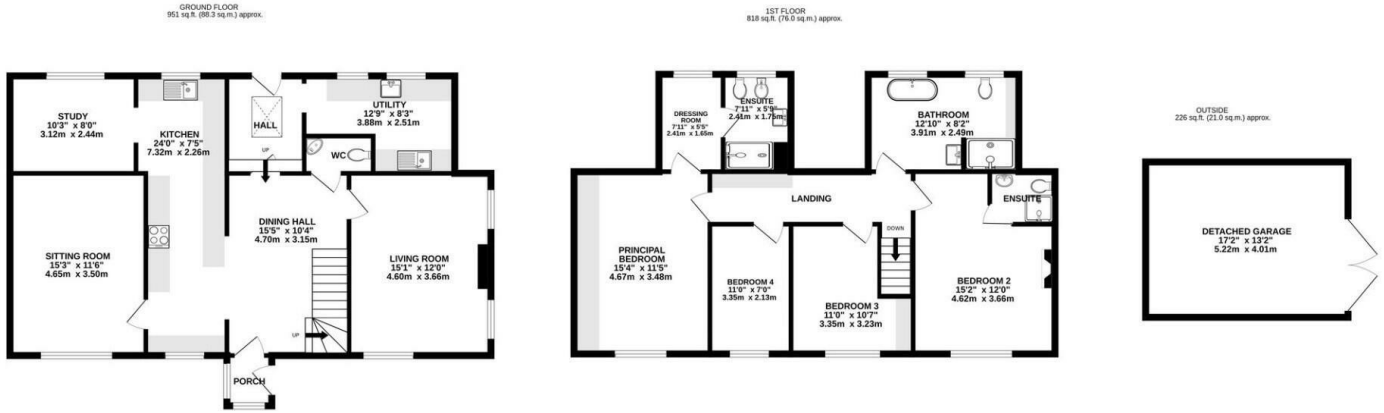


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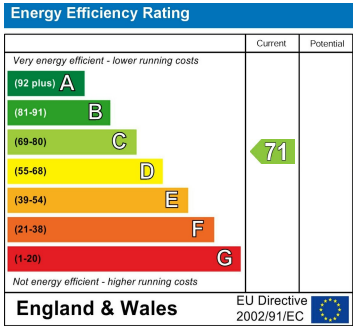




TOTAL FLOOR AREA : 1994 sq.ft. (185.3 sq.m.) approx.

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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EPC Rating: C Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Aus Bore House
19-25 Manchester Road
Wilmslow
SK9 1BQ

01625 468789
sales@mellerspeakman.com
mellerspeakman.com

MELLER SPEAKMAN