

LYNTON
HOUSE



“Every time we’ve been away, coming home feels wonderful.”

WELCOME HOME



There is a smart and generous hardstanding driveway leading to an attractive, late Arts and Crafts, open storm porch with tiled floor and a stunning, hardwood and stained-glass front door.

Above this is an impressive arched, stained-glass window. This frontage offers a warm welcome as well as parking for several cars and a neat lawned area. This beautiful, and cherished, home exemplifies the character beloved in early twentieth-century homes.

The imposing hardwood front door – custom-made to match the original stained glass – opens into a bright, airy, and welcoming entrance hall.





"We fell in love with this house as soon as we saw it. The space, the character – and especially the perfect location."



COMFORT AND JOY; Form and Function...



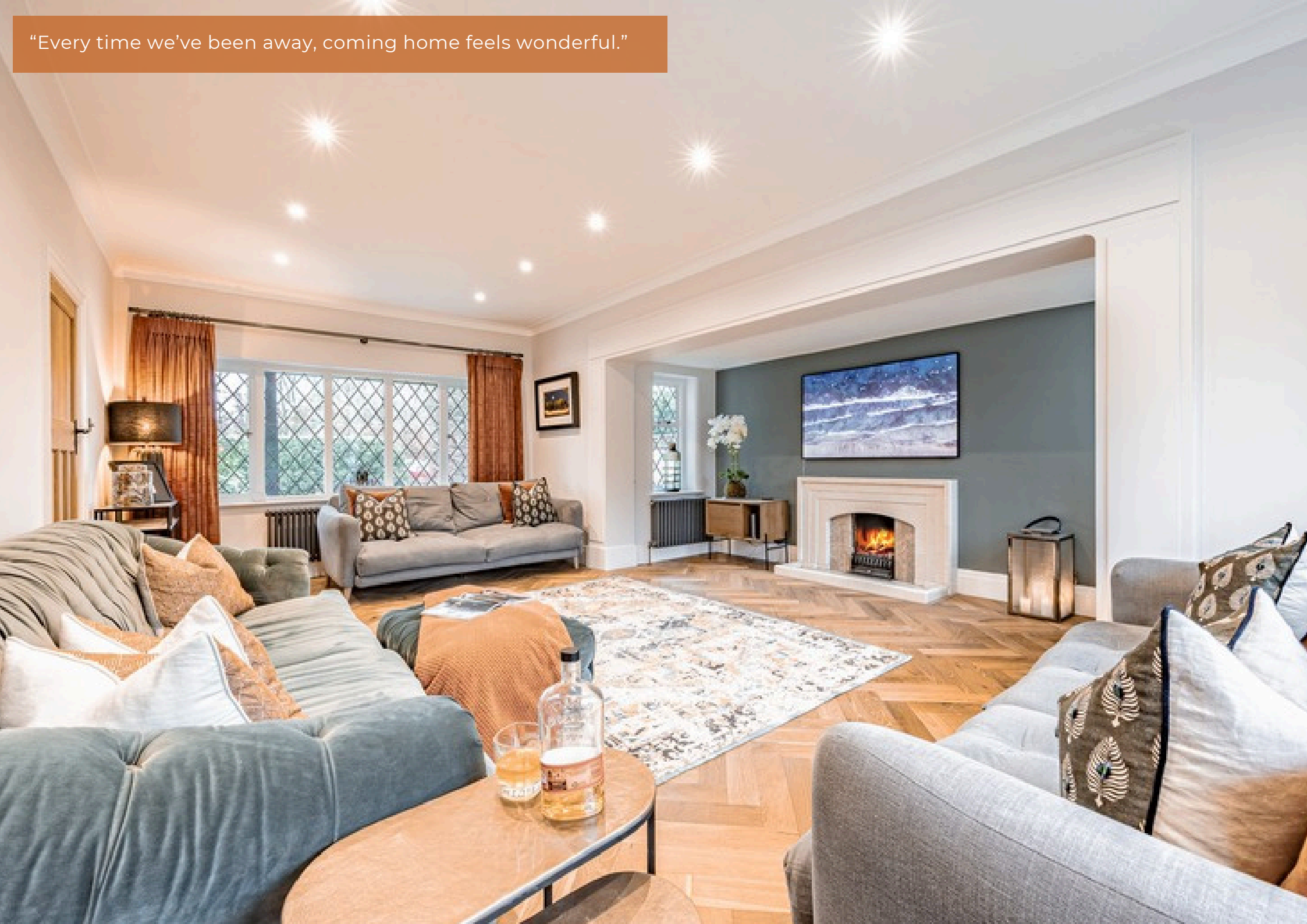
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Heading back through the lovely hall, two sumptuous reception rooms follow. The first is a handsome and generously proportioned formal drawing room. The beautiful, solid wood, floor is both warm and stylish, and an original 1920s fireplace adds a focal point. This room runs the length of the original house yet retains a delightful cosiness. Leaded windows at either end, and either side of the vast inglenook keep the space light and bright, while old school radiators add warmth in winter - with no compromise on style. French doors lead out into the garden to the rear.

Across the hall, another reception room is plushly carpeted and boasts a craftsman made-to-measure entertainment unit, in a wooden shaker style echoing the kitchen. This looks stunning and also houses a sizeable television and all its connected games and peripherals. This room is tremendously versatile; it could easily double as a study or office space.

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THE HEART OF... THE HOME



Downstairs is flooded with natural light and warmth. Leading directly from the hall is the kitchen – and what a kitchen. Solid wood framed Shaker units, custom-made by Jamie Robins Bespoke Interiors of Pott Shrigley and recently hand-painted, are paired with stylish and durable quartz worktops and splashbacks. This continues across the expansive island, designed to maximise storage and discreetly housing an integrated microwave. A mantel frames the impressive Stoves range cooker, combining classic styling with a cook's favourite induction hob. Every handle, trim and finish reflects the exceptional attention to detail, with original features thoughtfully retained, including a print of the original house plans and the servants' bell indicator box.

Sleek built-in appliances add modern convenience without detracting from the kitchen's character. Storage is both abundant and beautifully finished, including a striking larder or bar unit and , backlit tall cupboards. A Quooker boiling water tap reduces countertop clutter, while underfloor heating beneath the tiled floor extends, with zoning, into a substantial oak-framed orangery. Together, these spaces form outstanding social areas, ideal for entertaining year-round. Opening onto the garden, summer gatherings flow effortlessly outside, while the orangery also offers a perfect family retreat with ample space for generous sofas and relaxed movie nights.

With a similarly high-quality finish, a discreet and perfectly formed utility room, provides oodles of extra storage and keeps the workhorse appliances out of sight





"Christmas here is picture-perfect. A towering tree and an abundance of fresh garlands turn the orangery into a festive wonderland. There's room for everyone, the wine fridge is kept fully stocked, and the American fridge-freezer is chock-full of really good food."

O n w a r d s a n d U p w a r d s



A reassuringly sturdy, traditional staircase with original spindles winds up from the hallway. The first floor accommodates four of the five bedrooms.

Firstly, we find a generously proportioned king-sized double, with plenty of space to add an ensuite. Deep carpet cushions every step, and the window looks out over the tree-lined and pleasant front. The peace and quiet here is tangible.



The vast master bedroom is beautifully furnished, with painted fitted furniture in a pleasing charcoal shade. A further, more diminutive, bedroom would be ideal for a nursery, study, or dressing room. This floor boasts tremendous space and can easily adapt.





A second spacious double boasts attractive fitted furniture and enjoys views over the secluded rear garden.



The good-sized family bathroom is beautifully styled, with a generous walk-in shower and roomy contemporary bathtub. Ceramic tiles are both attractive and resilient, and underfloor heating ensures warmth.

A charming, solid wood vanity unit offers plentiful storage and its exquisite, marbled top houses Jack and Jill wash hand basins. A separate wc and understairs storage space complete the superb first floor.





A further staircase heads from the landing, into which is built an attractive bookshelf. Every inch of this house works – but always seamlessly and beautifully. The second floor is home to a perfectly proportioned suite which any teenager or student would simply adore. With – again – exceptional storage space, there is a double bedroom, study space, and en-suite. The room spreads easily into the eaves and exposed beams give a country feel. This floor would also be a wonderful studio – the light is wonderful, invited in via Velux windows.



This home is full of character and tradition, yet immaculate and contemporary where it counts - and its location may well be perfect.

A classic family home, with room for everyone; young and old, guest or resident, and space to escape when needed. This stunning house is ready to welcome a new family to feel every bit as safe, happy, and absolutely, undeniably, at home.



LOVE LIVING HERE

Wilmslow itself – as well as nearby Alderley, Handforth, and Styal villages – has everything one could possibly need. While it is certainly tempting to stay local, travelling further afield poses no challenge.

Pownall Park is within easy reach of everything, and this is a traditional, period home, sympathetically and thoughtfully improved over the years. This is a perfect juxtaposition of charming period features and contemporary convenience, beautifully blended for the happiest of happy homes.

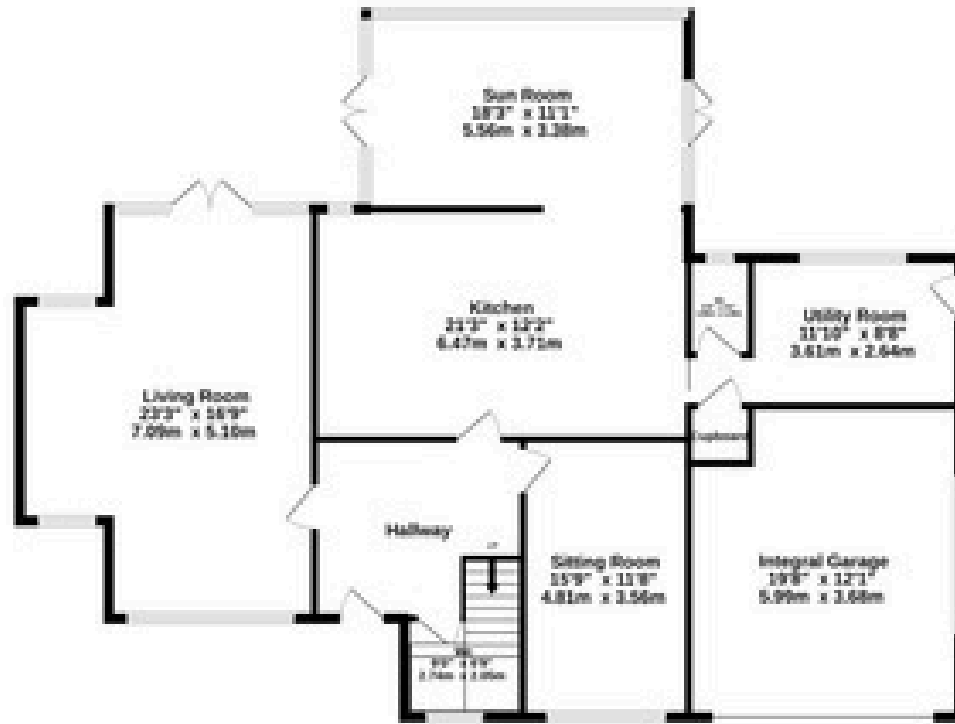


The spacious garden is beautifully secluded and not remotely overlooked. It's south facing, ensuring light for most of the day, and is perfect for a large family.

The neighbouring Pownall Hall school fields add to the feeling of a rural idyll, without being too far out of the way. . Outstanding schools including Gorsey Bank Primary School are the icing on the cake - Wilmslow High School also has a high-performing Sixth Form – and there are many renowned public schools close by, too.

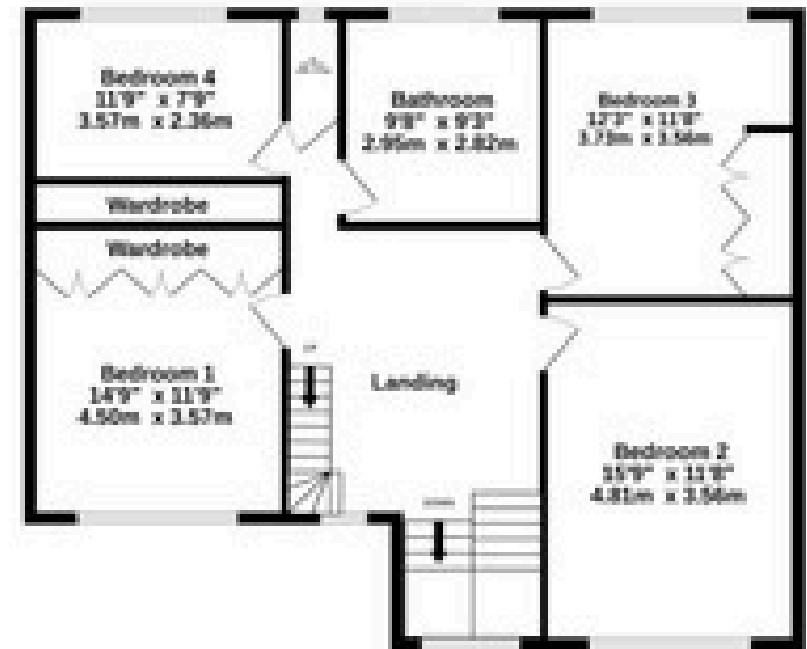
Ground Floor

1523 sq. ft. (141.5 sq.m) approx.



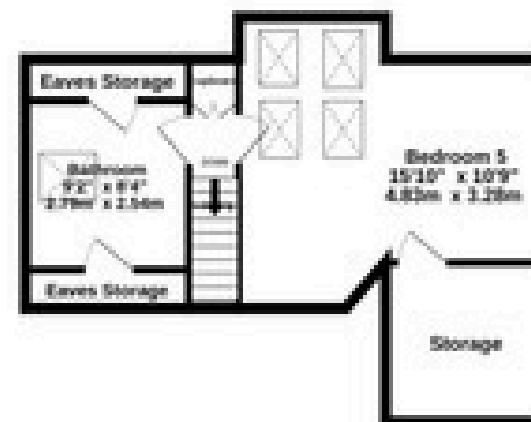
First Floor

919 sq. ft. (85.3 sq.m) approx.



Second Floor

409 sq. ft. (38.0 sq.m) approx.



Total Floor Area

2851sq. ft. (264.9 sq.m) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



LYNTON HOUSE

H I G H L I G H T S

- Five spacious bedrooms, including a top-floor suite with en-suite and study area
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- Stunning bespoke Shaker kitchen with quartz worktops, island, and range cooker
- Oak-framed orangery with underfloor heating opening onto the garden
- Two elegant reception rooms plus versatile family/TV room
- South-facing garden that is not overlooked
- Late Arts and Crafts architecture with beautiful original features
- Generous driveway parking and garage with additional storage
- Sought-after Pownall Park location near excellent schools, green spaces, and rail links to Manchester and London





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