eXp | LUXURY

CHOMLEA MANSIONS, HALE,

ALTRINCHAM, WA14 2AT



CHOMLEA MANSIONS, HALE, ALTRINCHAM, WA14 2AT

TOTAL APPROX. FLOOR AREA: 2,164 SQ FT (+PRIVATE GARAGE)

AN IMPRESSIVE THREE-BEDROOM DUPLEX APARTMENT COMBINING THE GRANDEUR OF PERIOD ARCHITECTURE WITH CONTEMPORARY LIVING, GENEROUS ACCOMMODATION AND BEAUTIFULLY MAINTAINED COMMUNAL GARDENS, CLOSE TO THE ATTRACTIONS OF HALE AND ALTRINCHAM.



SCAN TO
VIEW OUR
VIDEO TOUR.

LOCATION & CONNECTIONS

- PRIME LOCATION CLOSE TO HALE & ALTRINCHAM
- EXCELLENT SHOPS, RESTAURANTS, CAFÉS & GOLF CLUBS
- CONVENIENT RAIL, TRAM & MOTORWAY CONNECTIONS
- APPROX. 5 MINUTES TO ALTRINCHAM GRAMMAR SCHOOLS
- APPROX. 10 MINUTES TO MANCHESTER AIRPORT

ACCOMMODATION IN BRIEF

- IMPRESSIVE FIRST- AND SECOND-FLOOR DUPLEX APARTMENT
- ENTRANCE HALL WITH SEPARATE GUEST WC
- MAGNIFICENT DOUBLE-HEIGHT DRAWING ROOM
- CONTEMPORARY KITCHEN WITH ADJOINING DINING ROOM
- SPACIOUS PRIMARY SUITE WITH WALK-IN WARDROBE AND ENSUITE BATHROOM
- TWO FURTHER BEDROOMS, ONE WITH ENSUITE SHOWER ROOM
- GALLERIED LANDING WITH ADDITIONAL STORAGE
- SEPARATE UTILITY ROOM AND CLOAKROOM/STORAGE
- PRIVATE SUN TERRACE
- LANDSCAPED COMMUNAL GARDENS
- ALLOCATED PARKING SPACE AND PRIVATE GARAGE



THE PROPERTY

Occupying the first and second floors of Chomlea Mansions, an imposing period residence on prestigious Devisdale Road, this beautifully presented duplex apartment offers approximately 2,164 sq ft of accommodation, with the proportions and architectural character more commonly associated with a substantial period home.

High ceilings, decorative cornicing, traditional wall panelling and impressive reception spaces sit comfortably alongside contemporary interiors, a stylish kitchen and beautifully finished bathrooms.

The layout is particularly appealing, with the principal living areas and primary bedroom suite arranged across the first floor, while two further bedrooms occupy the upper level, offering privacy for visiting family and guests.

A private sun terrace, beautifully maintained communal gardens, an allocated parking space and private garage add to the convenience of this desirable Hale address.

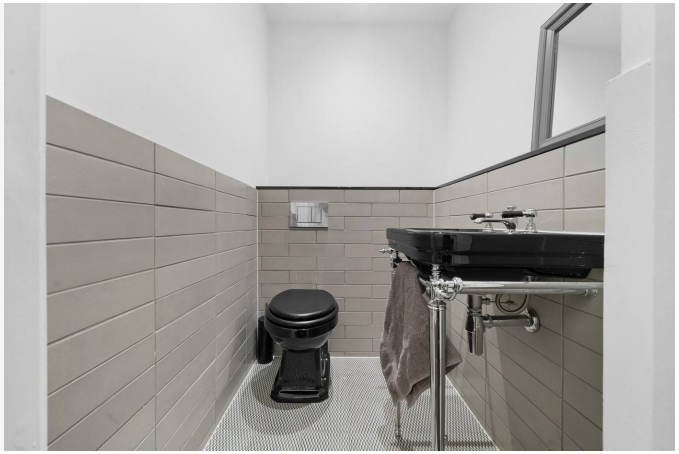
THE FIRST FLOOR

Accessed via a communal staircase, the apartment opens into an impressive entrance hall where high ceilings, intricate cornicing, decorative wall panelling and rich herringbone timber flooring immediately establish the character of the accommodation. An elegant chandelier and generous proportions provide a welcoming introduction, with ample space for occasional furniture.

The magnificent drawing room is undoubtedly one of the apartment's defining features. Its remarkable double-height ceiling, traditional panelling, decorative cornicing and feature fireplace create an impressive setting for entertaining or simply relaxing at home.









Tall windows introduce natural light and attractive views towards the surrounding greenery, while an elegant staircase rises to the galleried landing above, adding further architectural interest.

The contemporary kitchen provides an attractive contrast to the period detailing elsewhere. A substantial marble-effect island incorporates preparation space and informal seating, complemented by extensive fitted cabinetry, integrated appliances, pendant lighting and herringbone flooring.

An attractive arched opening connects the kitchen with the adjoining dining room, allowing the two spaces to work comfortably together while retaining their individual character. The dining room easily accommodates a substantial table, providing a welcoming setting for family meals and more formal occasions.

Positioned separately from the main reception rooms, the spacious primary bedroom suite offers considerable comfort and privacy. There is ample room for a super-king-size bed, additional furniture and a seating area, together with a dedicated walk-in wardrobe and further fitted storage.

The luxurious ensuite bathroom features a freestanding bath, separate glazed shower enclosure, twin washbasins set within a substantial vanity unit, contemporary fittings and elegant lighting.

Having the primary suite on the same level as the kitchen and reception accommodation is a particularly practical advantage, allowing day-to-day living without the need to access the upper floor.

A separate utility room, guest WC and additional cloakroom and storage facilities complete this level.

THE SECOND FLOOR

An elegant staircase rises from the drawing room to the galleried landing, overlooking the magnificent reception space below. This architectural feature creates a connection between both levels while providing access to two further generously proportioned bedrooms.







Bedroom two is a comfortable double room with attractive ceiling lines, plenty of natural light and its own ensuite shower room, making it particularly suitable for visiting family or guests.

Bedroom three is another substantial room, with a distinctive roofline, contemporary finishes and flexible accommodation that could equally serve as a guest bedroom, home office or additional sitting room.

The separation between the primary suite and upper bedrooms is especially appealing for those who regularly welcome guests, allowing everyone their own space.

This level also enjoys access to a private sun terrace, providing an inviting spot for morning coffee, outdoor seating or enjoying the warmer months.

OUTSIDE, GARDENS & GROUNDS

Chomlea Mansions stands within beautifully maintained landscaped grounds, with sweeping lawns, mature trees, established shrubs and attractive planting providing a green setting around this distinguished period building.

The handsome stone façade and decorative architectural detailing reflect the property's heritage, while the surrounding communal gardens offer attractive outdoor space without the responsibilities associated with maintaining substantial private grounds.

The apartment's private sun terrace provides an additional area for outdoor relaxation, an appealing feature for buyers who enjoy spending time outside while retaining the convenience of apartment living.

An allocated off-street parking space and private garage provide further practicality, particularly valuable in such a desirable residential location.

For those seeking generous living space, architectural character and the freedom of apartment living without compromising on comfort or quality, Chomlea Mansions offers an attractive alternative to a traditional family home.







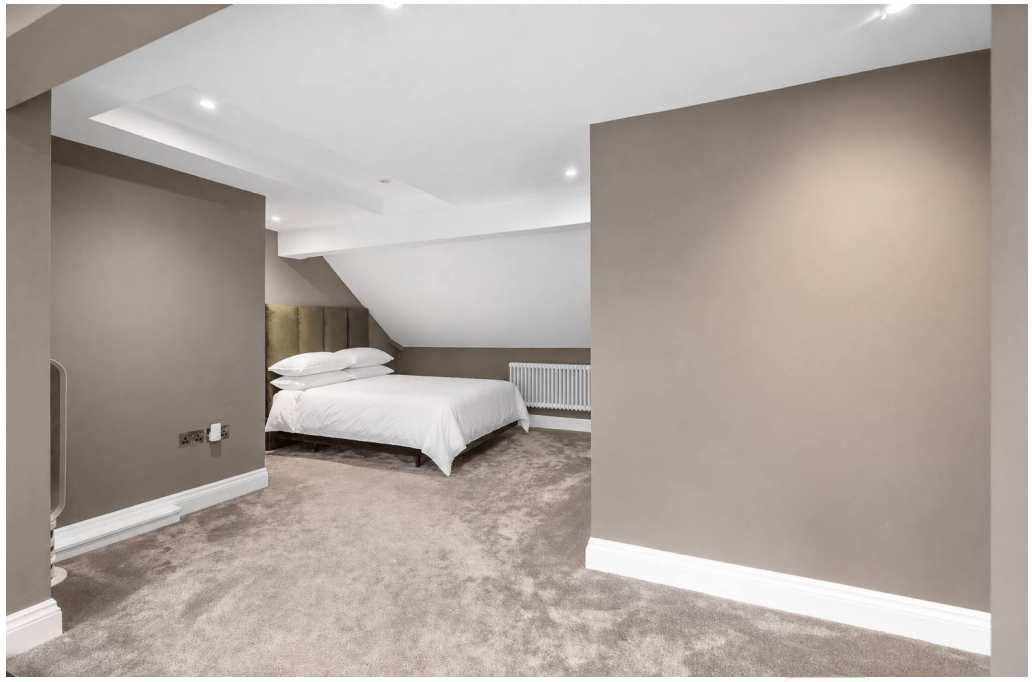












ABOUT THE AREA

Devisdale Road enjoys a highly regarded position close to Hale village and Altrincham, placing an excellent choice of restaurants, independent boutiques, cafés and leisure facilities within easy reach.

Hale has long been one of South Manchester's most desirable residential locations, known for its attractive period architecture, established neighbourhoods and lively village atmosphere. From relaxed coffee mornings and independent shopping to fine dining and evenings out, there is plenty to enjoy close to home.

Nearby Altrincham offers further choice, including its celebrated market, independent food outlets, restaurants and shopping facilities. For those who enjoy outdoor pursuits, Devisdale provides attractive green space for walking, while the historic Dunham Massey estate offers extensive parkland and gardens.

Golf enthusiasts are particularly well catered for, with Hale Golf Club, Altrincham Golf Club and Dunham Forest Golf & Country Club among the established facilities nearby. The wider Cheshire countryside, together with Bowdon, Hale Barns, Knutsford and Alderley Edge, provides further opportunities for dining, leisure and recreation.

TRANSPORT

The apartment is conveniently positioned for travel throughout Greater Manchester, Cheshire and beyond. Altrincham Interchange provides Metrolink services to Manchester city centre, together with National Rail and bus connections. Hale railway station offers further rail services towards Manchester and Chester. The M56 and M60 motorway networks are readily accessible, while Manchester Airport is approximately 10–20 minutes away by car, depending on traffic. These connections are particularly attractive for professionals, frequent travellers and those with business commitments across the UK and internationally.

SCHOOLS

Hale and Altrincham are well regarded for their choice of educational establishments, including highly respected state, grammar and independent schools. Nearby secondary options include Altrincham Grammar School for Girls, Altrincham Grammar School for Boys, Loreto Grammar School and North Cestrian School.

Independent options include Bowdon Preparatory School, Hale Preparatory School and The Manchester Grammar School, while established primary schools serve the surrounding neighbourhoods. School admissions are subject to individual entry requirements, catchment areas and availability. Prospective purchasers should make their own enquiries.







PROPERTY INFORMATION

Address: Flat 4A, Chomlea Mansions, Devisdale Road, Altrincham, WA14 2AT

Tenure: Leasehold - 999 years from 24 June 1985

Service Charges: Approx. £3,000 p.a.

Ground Rent:

Council Tax: Band F

EPC: Rating E

Local Authority: Trafford Council, Talbot Road, Stretford, Manchester, M32 0TH. Tel:0161 912 2220

Viewing: Strictly by appointment through Karl Ormerod, eXp UK Luxury Tel WhatsApp 07443 645157

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

CHOMLEA MANSIONS, HALE, ALTRINCHAM, WA14 2AT

TOTAL APPROX. FLOOR AREA: 2,164 SQ FT (+PRIVATE GARAGE)



Total: 2250 sq. ft

1st floor: 1537 sq. ft, 2nd floor: 713 sq. ft

Excluded areas: utility: 53 sq. ft, fireplace: 11 sq. ft, balcony: 89 sq. ft, Open to below: 90 sq. ft, walls: 165 sq. ft

Floor Plan

LUXURY HOMES DESERVE EXCEPTIONAL RESULTS.

Contact me to arrange your personal viewing.

KARL ORMEROD

07443 645157

karl.ormerod@expluxury.co.uk

eXp | LUXURY



expluxury.co.uk