

STYAL HOUSE

STYAL



Andrew J Nowell
& Company

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STYAL HOUSE, ALTRINCHAM ROAD, STYAL, SK9 4LH

A tastefully remodelled period property set in charming mature grounds and adjoining paddocks of approximately 4.23 acres or thereabouts.

- Reception sitting hall
- 4 generous bedrooms
- Cloakroom with wc
- 3 bathrooms (1 en-suite)
- Principal drawing room
- Detached double garage
- Dining room
- Gym/Summer House/Home Office
- Study
- Extensive mature grounds with sweeping lawns, mature trees, shrubs, stone flagged patios and adjoining paddocks to approximately 4.23 acres or thereabouts.
- Living kitchen
- Media room/Occasional bedroom 5
- Utility room



Styal House occupies a highly desirable and sought after semi-rural location in the heart of the conservation area. Within a short walk of the property is the National Trust historic mill and Bollin Valley with wonderful local walks. The village has a charming restaurant The 39 Steps, public house The Ship Inn, tennis club, golf course and Norcliffe Chapel. The centres of Wilmslow and Alderley Edge are within approximately 10 minutes' drive offering an excellent range of shopping, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and the motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.





Styal House has been tastefully and sympathetically refurbished and restored by the current owners offering spacious well-balanced versatile accommodation. The features of particular note on the ground floor include the living kitchen with bespoke contemporary modern units, quartz work surfaces, integrated appliances and Aga. There are four reception rooms including the impressive drawing room with feature fireplace with cast iron multi-fuel stove, media/family room with vaulted ceiling. The flooring is a tasteful balance of limestone flagging and Ted Todd natural oak. The media room has a self-contained en-suite and could be used as an additional bedroom if required.

The first floor is approached from the reception hall/sitting room with four principal bedrooms, the guest suite with vaulted ceiling with exposed beams and trusses. Three bathrooms (1 en-suite) with contemporary style high quality sanitary ware complemented by bespoke tiling. The property benefits from a comprehensive heating system with the majority of radiators being of a traditional style.



Externally the property is approached via a sweeping gravel driveway which leads to the property providing excellent parking facilities where there is a detached timber garage. The extensive formal grounds surround the property with sweeping lawns, mature trees, shrubs, stone flagged patio and paths. There is a detached brick and summer house/gym/home office. Adjoining the formal gardens are paddocks, the total land size to approximately 4.23 acres or thereabouts.



DIRECTIONS – SK9 4LH

From our Alderley Edge office proceed out of the village along the main London Road (A34) towards Wilmslow. At the first roundabout turn right towards Wilmslow onto the A34 bypass. Continue along the bypass and at the second roundabout turn left signposted to Wilmslow centre. Continue under the viaduct to the small mini roundabout and proceed straight across and at the T junction turn right into Church Street. Continue along Church Street past The Carrs to the left hand side up the hill which becomes Cliff Road. At the T junction turning left onto Styal Road. Continue along Styal Road for approximately 2 miles until reaching the village. Turn left into Altrincham Road past The Ship Inn and after approximately half a mile Styal House will be found on the right hand side.

Ground Floor

Approx. 228.9 sq. metres (2464.1 sq. feet)



First Floor

Approx. 98.0 sq. metres (1054.8 sq. feet)



Double Garage

7.22m x 5.47m
(23'8" x 18')

Gym

3.96m x 4.24m
(13' x 13'11")

Total area: approx. 326.9 sq. metres (3518.9 sq. feet)

For illustrative Purposes Only, Not to scale.
Plan produced using PlanUp.

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