



DELAMER HOUSE DELAMER ROAD | ALTRINCHAM

£1,600,000

A fine Victorian townhouse sympathetically refurbished with quality contemporary fittings complemented by features of the period and standing within landscaped grounds. (3800 SqFt/353 SqM) The accommodation briefly comprises recessed porch, entrance hall, sitting room, dining room, breakfast kitchen with sliding windows to the rear gardens, utility room, cloakroom/WC, lower ground floor cinema room, gym/bedroom, shower room/WC and plant room, first floor primary suite with two dressing rooms and shower room/WC, additional double bedroom and bathroom/WC, three second floor double bedrooms, shower room/WC and study. Gas fired central heating, pressurised hot water system and underfloor heating. Secure parking beyond remotely operated gates. Ideal location adjacent to the award winning market town of Altrincham.

DESCRIPTION

This fine double fronted Victorian townhouse stands in a slightly elevated position and lies within The Downs Conservation Area which helps ensure changes respect the area's character and appearance and protects the local historic architecture. Delamer Road has long been one of the most sought after locations, not least because of the attractive tree lined setting. In addition the shopping centre of Altrincham is approximately a 1/4 mile distance with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. Equally, just a little further is the fashionable village of Hale with its range of restaurants, wine bars and individual shops. Nearby is Altrincham Grammar School for girls with Altrincham Grammar School for boys, Loretto Convent and St Ambrose being other highly regarded educational institutions in the locality as are the primary and preparatory schools.

The accommodation is arranged over four floors incorporating rooms of generous proportions and great care has been taken to retain much of the original character complemented by tasteful decor and quality contemporary fittings, all of which combines to establish an exceptional family home enhanced by high ceilings and beautiful period fireplaces.

Approached beyond a grand recessed porch with brick archway and original panelled front door, the stunning entrance hall features hardwood herringbone flooring alongside a turned spindle balustrade staircase with polished mahogany handrail and leads onto an elegant sitting room with impressive marble fireplace. Also accessed from the hallway is a formal dining room with the focal point of a marble fireplace surround and both reception rooms benefit from an abundance of natural light through tall sash windows. Positioned to the rear a stylish bespoke breakfast kitchen is fitted with matt white units, Corian work-surfaces and a full range of integrated Miele appliances. Frameless sliding windows open onto the landscaped gardens which are ideal for entertaining during the summer months and there is also an adjacent utility room and well appointed cloakroom/WC.

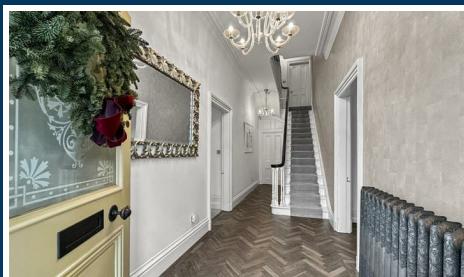
Polished concrete floors with heating beneath extend from the breakfast kitchen down into the lower ground floor which has been sympathetically converted to create a spacious cinema room with bi-folding windows to the stone paved front terrace, a home gym which is currently used as a guest bedroom and luxurious shower room/WC. The plant room houses the pressurised hot water system, gas fired boiler and plumbed underfloor heating manifold.

At first floor level the outstanding primary suite comprises superb double bedroom with feature fireplace flanked by fitted wardrobes, two separate fitted dressing rooms and sumptuous en suite shower room/WC. A further double bedroom is served by the lavish family bathroom/WC complete with freestanding oval bath and walk-in shower.

To the second floor there are three additional double bedrooms and a fully tiled modern bathroom/WC with separate shower enclosure.

Importantly, the washrooms are equipped with electric underfloor heating.

Externally there are double opening remotely operated gates leading onto an attractive resin driveway with provision for EV charging and the private walled rear gardens have been improved by the installation of an artificial lawn.



ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

6'8" x 3'15" (2.03m x 1.04m)

Panelled/glazed hardwood front door set within matching side-screens with fanlight window above. Decorative tiled floor.

ENTRANCE HALL

24'1" x 6'8" (7.34m x 2.03m)

Turned spindle balustrade staircase with polished mahogany handrail to the first floor. Hardwood herringbone flooring. Ceiling rose. Cornice. Antique style radiator.

SITTING ROOM

16'8" x 14'4" (5.08m x 4.37m)

Marble surround with cast iron fireplace set upon a tiled hearth. Two timber framed sash windows to the front. Cornice. Picture rail. Antique style radiator.

DINING ROOM

16'8" x 14'4" (5.08m x 4.37m)

Marble surround with cast iron fireplace set upon a tiled hearth. Integrated Sonos ceiling speakers. Two timber framed sash windows to the front. Hardwood herringbone flooring. Cornice. Picture rail. Antique style radiator.

BREAKFAST KITCHEN

24'1" x 22'3" (7.34m x 6.78m)

Fitted with contemporary matt white handleless units. Centre island with matching base units beneath Corian work-surfaces incorporating a moulded sink with mixer tap and instant hot water tap. Integrated Miele appliances include twin electric fan oven/grills, combination microwave/oven/grill, steam oven, twin warming drawers, four zone induction hob and recessed downdraft cooker hood, larder fridge, larder freezer, dishwasher and wine/drinks cooler. Integrated Sonos ceiling speakers. Recess for a wall mounted flatscreen television. Ample space for a table and chairs. Fineline aluminium double glazed sliding windows to the rear. Double glazed roof-light. Polished concrete floor. LED lighting. Plumbed underfloor heating.

UTILITY ROOM

8'1" x 5'10" (2.46m x 1.78m)

High gloss white units and recess for an automatic washing machine. Polished concrete floor. Courtesy LED lighting. Extractor fan. Plumbed underfloor heating.

CLOAKROOM/WC

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Polished concrete floor. Courtesy LED lighting. Extractor fan. Plumbed underfloor heating.

LOWER GROUND FLOOR

HALL

15'8" x 6'8" (4.78m x 2.03m)

Glass balustrade staircase. Under-stair storage cupboard. Polished concrete floor. Recessed LED lighting. Plumbed underfloor heating.

CINEMA ROOM

17' x 13'10" (5.18m x 4.22m)

Recess for a wall mounted flatscreen television and sound bar flanked by fitted bookshelves/cupboards to both sides. Timber framed double glazed bi-folding windows to the stone paved front terrace. Integrated Sonos ceiling speakers. Surround sound speaker points. Recessed LED lighting. Polished concrete floor. Recessed LED lighting. Plumbed underfloor heating.

GYM/BEDROOM SIX

17' x 13'11" (5.18m x 4.24m)

Provision for a wall mounted flatscreen television and sound bar. Surround sound speaker points. Deep storage cupboard with courtesy recessed LED lighting. Timber framed double glazed bi-folding windows to the front. Polished concrete floor. Recessed LED lighting. Plumbed underfloor heating.



SHOWER ROOM/WC

7'6" x 6'8" (2.29m x 2.03m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic ceiling mounted rain-shower plus handheld attachment. Tiled walls with recessed shelving. Polished concrete floor. Courtesy recessed LED lighting and extractor fan. Plumbed underfloor heating. Heated towel rail.

PLANT ROOM

10'8" x 9'2" (3.25m x 2.79m)

Floor-standing gas fired central heating boiler. Twin pressurised hot water cylinders. Underfloor heating manifold. Polished concrete floor.

FIRST FLOOR

LANDING

19'9" x 6'8" (6.02m x 2.03m)

Continuation of the staircase to the second floor. Cornice. Radiator.

BEDROOM ONE

16'8" x 14'4" (5.08m x 4.37m)

Marble surround with cast-iron fireplace and provision for a wall mounted flat screen television above. Fitted wardrobes flanking both sides of the chimney breast containing double hanging rails and shelving. Two timber framed sash windows to the front. Coved cornice. Picture rail. Antique style radiator.

DRESSING ROOM ONE

10'8" x 6'8" (3.25m x 2.03m)

Mirror fronted sliding doors to a walk-in wardrobe containing hanging rails and shelving. Timber framed sash window to the front. Cornice. Radiator.

EN SUITE SHOWER ROOM/WC

13'2" x 4'3" (4.01m x 1.30m)

White/chrome wall mounted vanity wash basin with mixer tap and opaque glazed sliding door providing access to a cantilevered WC with concealed cistern. Tiled enclosure with thermostatic rain shower plus handheld attachment. Tiled floor. Partially tiled walls with recessed shelving. Recessed LED lighting. Extractor fan. Electric underfloor heating. Chrome heated towel rail.

DRESSING ROOM TWO

13'6" x 9'3" (4.11m x 2.82m)

Fitted with a comprehensive range of wardrobes containing double hanging rails and shelving. Timber framed sash window to the rear. Tiled floor. Recessed LED lighting. Electric underfloor heating. Antique style radiator.

BEDROOM TWO

16'8" x 14'4" (5.08m x 4.37m)

Period fireplace. Two timber framed sash windows to front. Cornice. Picture rail. Radiator.

FAMILY BATHROOM/WC

9'10" x 9'3" (3.00m x 2.82m)

Fitted with a white/chrome suite comprising freestanding oval bath with floor-mounted mixer/shower tap, wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with wall mounted rain-shower plus handheld attachment. Timber framed sash windows to the side and rear. Tiled floor. Partially tiled walls. Recessed LED lighting. Extractor fan. Electric underfloor heating. Period style radiator.

SECOND FLOOR

LANDING

19'9" x 6'8" (6.02m x 2.03m)

Spindle balustrade. Access to the boarded loft space via a retractable ladder. Two double glazed Velux windows. Radiator.

BEDROOM THREE

16'9" x 14'4" (5.11m x 4.37m)

Period fireplace. Provision for a wall mounted flatscreen television. Timber framed sash window to the front. Period style radiator.

BEDROOM FOUR

16'7" x 14'2" (5.05m x 4.32m)

Fitted wardrobes containing hanging rails and shelving with cupboards above. Period fireplace. Timber framed sash window to front. Radiator.

BEDROOM FIVE

14'5" x 12'11" (4.39m x 3.94m)

Fitted wardrobes containing hanging rails and shelving with cupboards above. Matching fitted chest of drawers. Period fireplace. Timber framed sash window to the rear. Radiator.

BATHROOM/WC

8'11" x 5'5" (2.72m x 1.65m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer tap, wall mounted vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower plus handheld attachment. Double glazed Velux window. Recessed LED lighting. Extractor fan. Electric underfloor heating. Heated towel rail.

STUDY

11'1" x 6'8" (3.38m x 2.03m)

OUTSIDE

Remotely operated gates and EV charging point. Automated dusk exterior lighting with timer facility.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

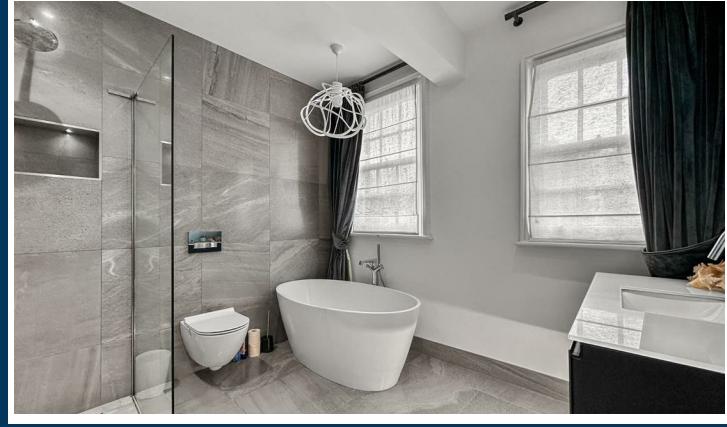
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band G.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 353.2 SQ. METRES (3801.6 SQ. FEET)
Floorplan for illustrative purposes only



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