



LAUREL

House

AROUND AND *about*



Wilmslow has everything and plenty of it. Leafy, with acres and acres of open countryside quite literally on the doorstep. The rivers Bollin and Dean wind their merry way through Wilmslow, with the Bollin meandering leisurely through the lush, green swathe of the Carrs Park before cutting through magnificent woodland to the National Trust's Quarry Bank Mill and Styal Country Park beyond. What a lovely way to while away a day – dogs and children will be in their element, splashing in the shallows before resting at one of many picnic tables or enjoying an ice cream. Just a little further out is Alderley Edge, offering majestic views as well as legendary myth and magic.

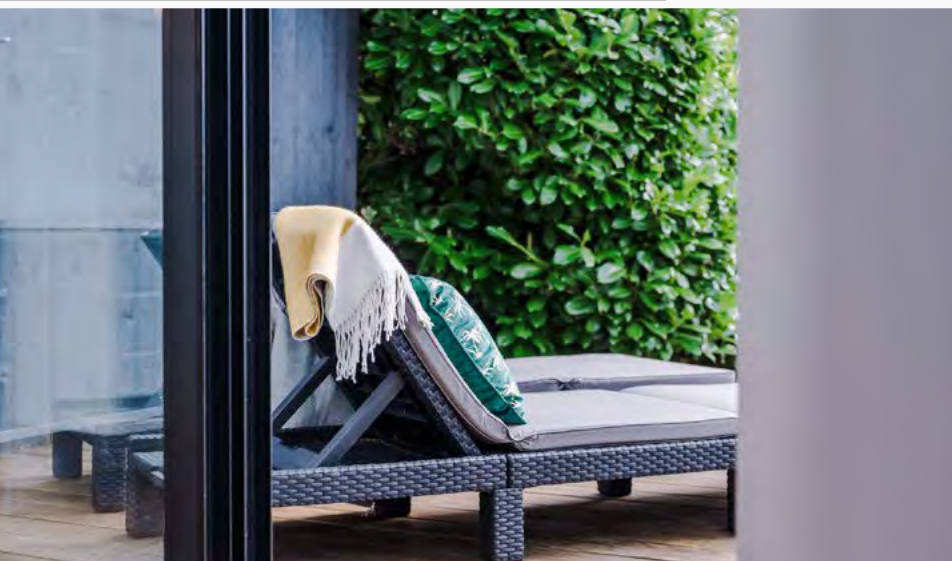
Despite the idyllic surroundings, there's effortless access to matchless transport links and outstanding schools. Wilmslow High School also has a high-performing Sixth Form. Wilmslow and Handforth railway stations are within walking distance, the A34 bypass means motorways are just minutes away, and Manchester Airport is a ten-minute drive. The high-speed trains available from Wilmslow Station mean an under twenty-minute trip to the centre of Manchester and a mere couple of hours to London. Manchester's tram network can also be reached just a

couple of miles away at Shadowmoss. Macclesfield is just seven miles away. It's little wonder that so many people choose to settle here, in the beating heart of Cheshire's sought-after Golden Triangle.

Though undoubtedly well-equipped and well-appointed, Wilmslow Town Centre remains a characteristically pleasant locale, boasting a healthy mix of High Street and independent businesses. There are restaurants to tempt every tastebud with an impressive array of cuisine; cafés and coffee shops galore; and hostelryes offering everything from fine wines to craft ales. A recent addition is Gail's bakery – the first outside London – which undoubtedly shows how the town thrives. Alderley Road's stunning and historic Rex cinema is the jewel in the crown and has recently been lovingly restored to its former glory. Everything for fitness and well-being can also be found within easy reach – an excellent leisure centre, several gyms and salons and even a Flotation centre. Golf, rugby, tennis, and football are all handy, while equestrians are blessed with plentiful livery yards and bridle paths. Wilmslow Riding Club has long been well known in the horsey sphere.



*"Wilmslow is a wonderful place to live.
Everything we need is right here"*



APPROACHING THE *property*



Manchester Road was historically, as the name suggests, quite the bustling thoroughfare. However, with the advent of the A34 bypass and, subsequently, the A555, traffic has eased considerably, making trips out of town easy. The road is, for the most part, tree-lined and leafy, with an impressive mix of imposing period properties. Even a cursory glance at any satellite map illustrates the abundant green spaces around – Wilmslow really is the best of both worlds. Almost equidistant from Handforth and Wilmslow's district centres, and within walking distance or an easy drive from everything either has to offer, plus the extraordinarily convenient transport links and proximity to the popular bigger retail outlets of Handforth Dean and Cheadle Royal.

All the properties nearby have clearly been cherished and often sympathetically improved. This neighbourhood takes pride in its surroundings – without living on top of each other. Laurel House itself is set a little back from the road, nestled discreetly behind mature laurel shrubs and a

pleasing stone wall that perfectly complements the house's traditional brick construction.

The property is blessed with plentiful kerb appeal, with tremendous period charm immediately apparent. It really is a lovely house; one which looks like home. There's an immaculate, gravel driveway affording a satisfying – and security-conscious – crunch on approach before being greeted from the bright, airy, traditional entrance porch. This spacious frontage offers parking for several cars – there's room for all the family and a few visitors, too. Despite that convenience, it's not remotely utilitarian, enhanced as it is by laurel, honeysuckle, broom and other seasonal blossom and blooms. Reassuringly sturdy and highly attractive, this lovely home encapsulates the character beloved in early twentieth-century homes. To the rear elevation is a generous private garden with plenty of seating space and sunny spots. Not remotely high maintenance, yet nonetheless attractive and welcoming.



"We knew we had to have this house as soon as we saw it. It just works so well for a family."



WELCOME *home*

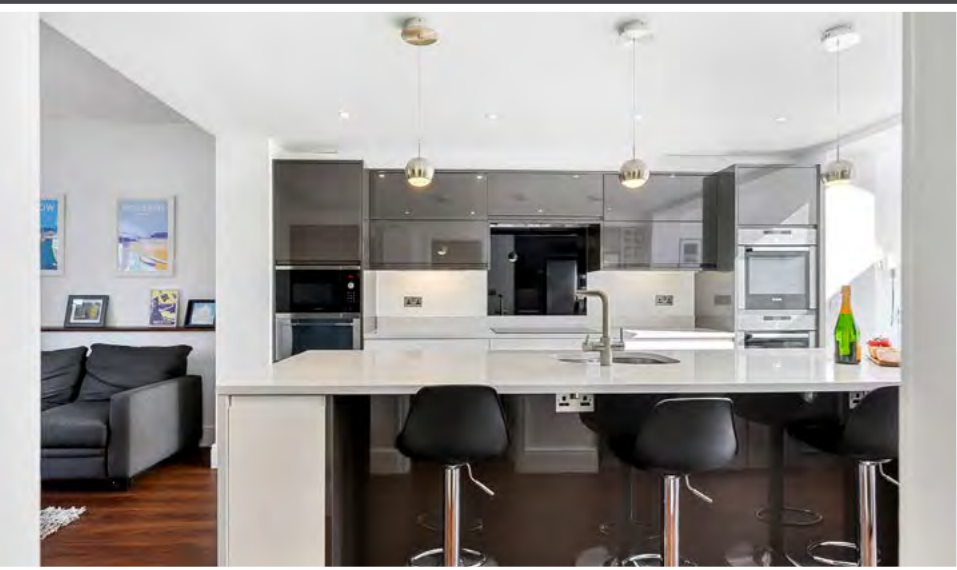
This delightful property is certainly spacious, deceptively so. It has been sympathetically and thoughtfully improved and extended to meet the demands of a growing family. And it has done so. Admirably, in fact. Every area works perfectly for a family; there's space to be together and space to escape the hustle and bustle of family life if necessary. This is a home into which a family can simply move and make their own; love from the start. The ground floor gives enough living and entertaining space for everyone. The home is as warm, welcoming, and cosy as it is characterful. This isn't just a house; this is a home, a happy home, which has been loved and looked after.

The welcoming and roomy porch leads into a warm, light entrance hall. The décor throughout focuses on natural yet warm and calming tones, meaning a new family can choose to put their own stamp on the house with artwork and soft furnishings, so there's no need to rush into decisions on design schemes and colourways. The hall leads invitingly to the rooms beyond, including a handy downstairs WC and cloakroom.

The entire ground floor is awash with natural light and full of warmth. Off to the right from the hall is the first of two comfortable reception rooms, separated by folding pitch pine doors. A beautiful leaded bay window face to the front, while an inset woodburning stove ensures ample warmth through the winter months. Period cornices and architraves add to the property's pleasing character, along with the wooden floor and slate hearth. This room is the perfect snug; the quiet, grown-ups' sanctuary to retreat after a busy day. No toys, no clutter. Just add big, squashy sofas and deep, deep rugs... and breathe...

Another light-filled living space accommodates a family-friendly, made-for-movie-nights L-shaped sofa to the other side of those doors. Moreover, there's more than enough space for a desk area, workspaces, and room for a pool table – literally, as there's one currently in situ. This lovely, big, bright room is ideal for work or play – and can easily lend itself to both. Stunning trifold doors lead directly to the garden at the end of this vast room while letting the sun shine in.





HEART OF THE *home*



Heading left from the hallway takes us into what may just be the perfect party space and family kitchen. Running the length of the house, there's abundant natural light all day. At the front, a window throws light onto a welcoming snug area, offering space for a large corner sofa and television. Here, the family can gather while cooking and discuss their days – or guests can congregate with a glass or two of good wine and enjoy music.

This kitchen is designed and built to look outstanding AND stand the test of time – and the rigours of family life. Proudly standing in the midsection is quite the star of the kitchen's show, the sizeable island unit and sleek, streamlined bank of cabinets. The island is long enough to have provided the perfect pizza-making station for one children's party – and certainly long enough for any culinary activity. Appliance-wise, everything is seamlessly integrated and

close at hand, while a substantial American-style fridge freezer keeps everyone fed and watered. The impressive expanse of work surface is a solid, sparkle-flecked quartz-style granite, adding a bright, light-reflecting accent to the sophisticated anthracite gloss cabinets. Trifold doors lead to the generous decking area – ideal for entertaining – and good-sized garden beyond. With a similarly high-end finish, a discreet and perfectly formed utility room provides extra storage and keeps the workhorse appliances out of sight, if not entirely out of mind.

"This room has played host to many parties and provided many happy memories over the years."

And little wonder. The sun sets to the rear elevation, ensuring the garden and the kitchen are bathed with the last of the day's rays.

"We've lived here for nearly fourteen years. The house has grown and evolved with us. It is the perfect family home"





GUESTS *welcome*

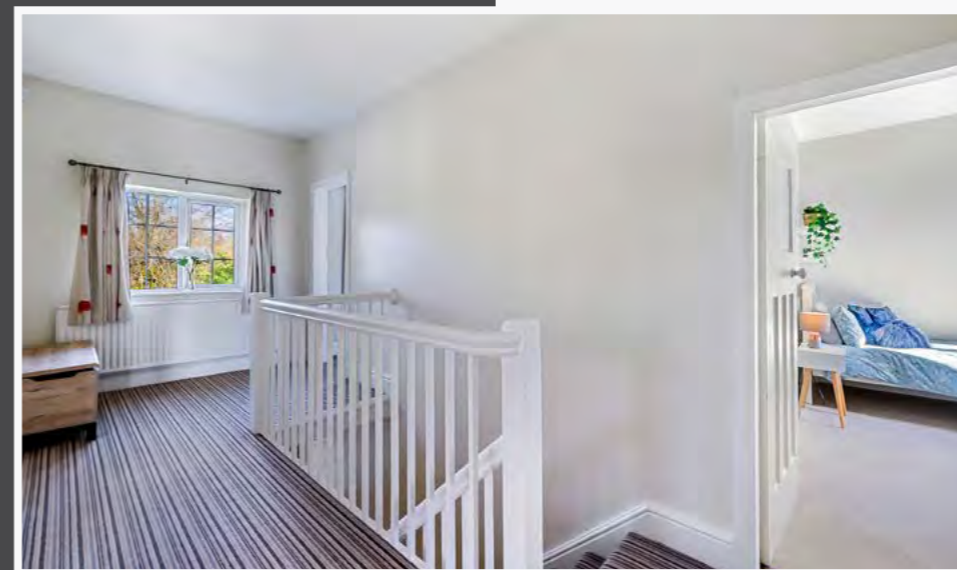


It's immediately apparent that the unfussy but generous garden is a great addition to this home. Relatively low-maintenance, yet still aesthetically pleasing, a green-fingered gardening aficionado could develop the space beautifully. It works well in its clean simplicity, too. The garden is secluded and private, as more mature laurels and trees surround it. A gravel path leads to the sun-trap back patio and summerhouse – another well-appointed spot for relaxing or entertaining. Another picture-perfect family space.

So far, so impressive. However, what began life as an unassuming, detached garage now has a whole new lease on life – and adds another dimension entirely to this beautiful house. The garage has been lovingly converted into a lodge, complete

with self-contained access. Currently set up as living space, it cleverly lends itself to a lovely annexe for an older family member, or a student apartment. Of course, it could also be a place for friends and family to stay after a party. However, there's the option to offer Airbnb or to develop the space further for business or leisure.

The lodge boasts a stylish and well-equipped kitchen and dining area, open into a cosy living space. Bifold doors afford views of the garden and early evening sunshine. A spacious king-size bedroom is equally bright and airy and leads to a roomy ensuite shower room. The Lodge benefits from its own boiler for the shower, separate heating, and a loft space for useful storage.



ONWARDS AND *upwards*

A reassuringly sturdy, traditional staircase leads from the hallway to the upper floor, with a large landing enhanced by wooden balustrade rails, in keeping with the property's era. This floor is a private family space. Everything visitors or guests could possibly need is provided downstairs, so this space retains a safe, sanctuary-like feel.

Here, there are four generous double bedrooms – plus, a large attic which is already partially boarded. This could easily be developed for even more space and accommodation. The first bedroom is a bright double with plenty of storage space, while another is yet more spacious and enjoys a dual aspect.

The master bedroom is a wonderful size, with expansive views across the back garden. There's more than enough space for a super king bed, plus four or more wardrobes and other bedroom essentials. The adjoining ensuite shower room is contemporarily styled as a wet room so is both hardwearing and thankfully easy to keep clean and gleaming.

The good-sized family bathroom is similarly styled, with a generous walk-in shower and roomy bathtub. Both bathrooms boast large, contemporary tiles and smart wenge units. There's also an exceptionally generous storage cupboard on the landing.



LOVE LIVING
here

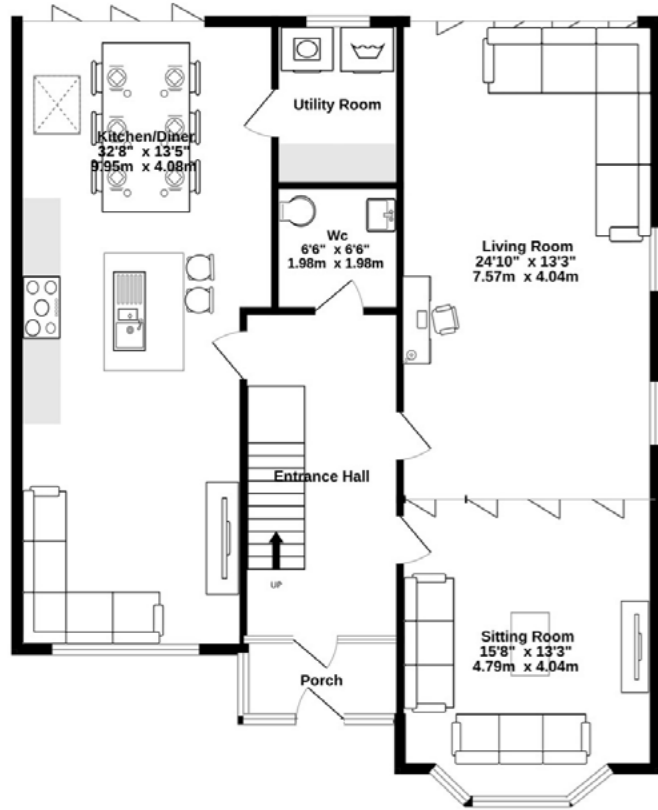
Wilmslow itself – as well as nearby Alderley, Handforth, and Styal villages – has everything one could possibly need. Travelling further afield is a doddle – though it's ever so tempting to stay local. Laurel House is within easy reach of everything and is a traditional, period home, sympathetically and seamlessly extended, 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.

This home is full of character and tradition, yet cleanly and contemporarily presented – and its location may just be perfect. A quintessential family home, with room for everyone; young and old, guest or resident, and space to escape when needed. Laurel House is ready to welcome a new family to feel every bit as safe, happy, and absolutely, irrefutably, 'at home.'



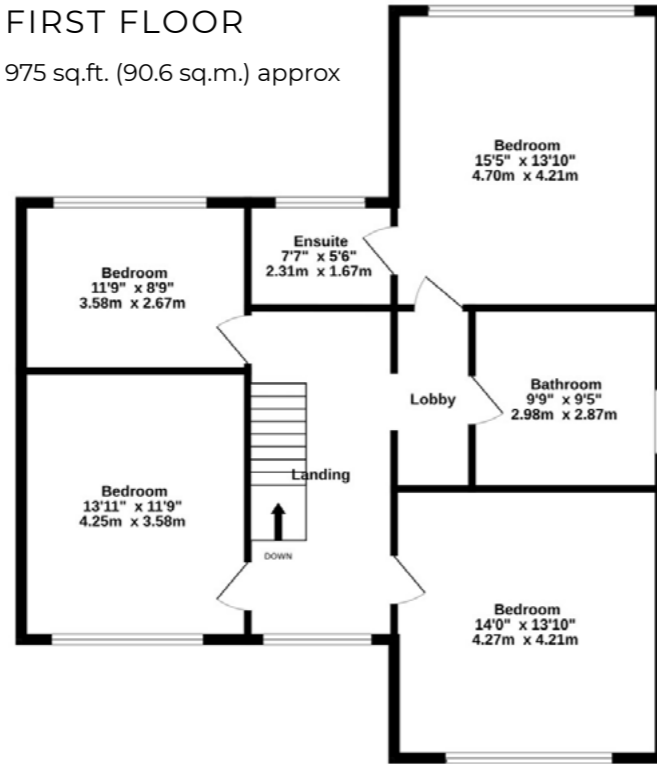
GROUND FLOOR

1206 sq.ft. (112.1 sq.m.) approx



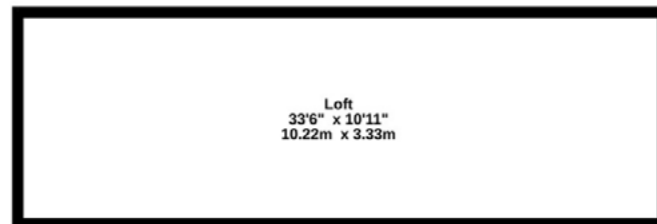
FIRST FLOOR

975 sq.ft. (90.6 sq.m.) approx



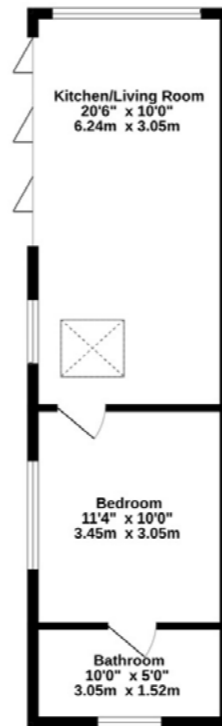
SECOND FLOOR

367 sq.ft. (34.1 sq.m.) approx



ANNEXE

367 sq.ft. (34.1 sq.m.) approx



TOTAL FLOOR AREA
2915 sq. ft. (270.9 sq.m.) approx

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

LET'S GET
intimate



- Very Desirable Location
- Any Part Exchange Welcome
- Five Double Bedrooms
- Beautiful Period Family Home
- Large Self-Contained Annexe
- Perfect For Multi-Generational Living
- Large Family Home
- Lovely Open Plan Modern Kitchen



Laurel House, Manchester Road, Wilmslow

presented by

SHRIGLEY ROSE & CO

Bespoke Estate Agents

0161 425 7878 | hello@shrigley-rose.co.uk