



1930's family residence with exquisite grounds

5 Holly Road South, Wilmslow, Cheshire, SK9 1NG

Freehold

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Five bedrooms • Three reception rooms • 2430 sq ft • Utility room • Extensive gardens • Development potential

Local information

Set almost centrally within a spacious and enviable plot, the property enjoys prime town centre positioning, just 0.4 miles from the extensive amenities of Wilmslow town centre.

The area offers an excellent choice of schooling, with highly regarded local state schools and a wider choice of private schools. Ofsted rated Good St Anne's Fulshaw Primary School is 0.6 mile away, Wilmslow Preparatory School is 0.8 miles and Ofsted rated Good Wilmslow High School is 0.2 miles.

The property is well placed for easy access to the M56 and M60 for commuters to North West commercial centres. Manchester Airport lies 5.3 miles away. Wilmslow Train station is 0.7 miles away and offers a 1hr 48min service to London Euston and a 22min minute service to Manchester Piccadilly.

About this property

The Firs is an outstanding example of a classically styled gable-fronted residence constructed by renowned builders Gibson in the 1930's. Extending to 2430 sq ft, the half-rendered facade with mock Tudor detailing and traditional Crittall windows is set in exquisite grounds and offers tremendous development potential, subject to necessary consents. Approached via a gravelled driveway, the picturesque landscaped plot offers extensive parking and access to the single garage. An oak panelled front door opens into a spacious and welcoming hallway. There are two

formal reception rooms; a 20'7 triple-aspect drawing room with inglenook, open fire and sliding doors to outside and a 16' dining room with an electric fire and stone surround. Double doors open into a 23'2 family room with a brick fireplace, electric fire and bay window which flows into the shaker style kitchen. The comprehensive range of integrated appliances include a Neff induction hob with extractor over, Siemens double ovens, microwave, fridge, freezer and dishwasher. A fully fitted utility room, pantry lies off and a cloakroom with WC completes the ground floor accommodation.

An expansive galleried landing leads to five well-proportioned bedrooms. Three of the bedrooms benefit from high quality fitted wardrobes. The double-aspect 17'1 principal suite is delightfully bright and offers a contemporary en suite with bath, separate shower and airing cupboard. A traditional bathroom with bath and separate shower and a separate WC completes the first floor.

Externally, the substantial property stands in wonderfully private south facing grounds extending to around 0.2 acres which enjoy a high degree of privacy to the front and rear. The extensive mature landscaped rear gardens feature a patio area ideal for entertaining, a timber summer house with mains electricity, well stocked borders and beautifully manicured lawns.

Tenure

Freehold





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Gross internal area (approx) Main House = 2,261 sq ft / 210 sq m

Outbuildings Garage gross internal area = 169 sq ft /16 sq m

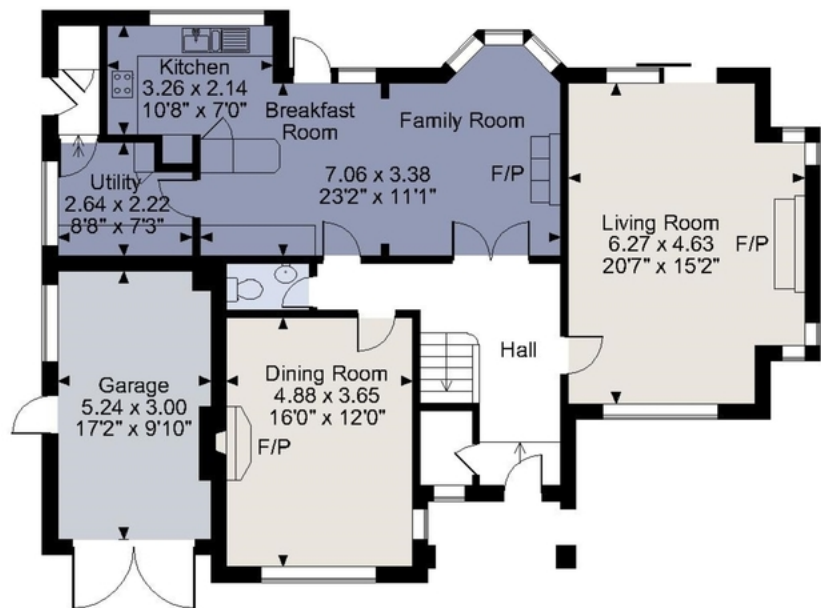
Total 2,430 sq ft / 226 sq m



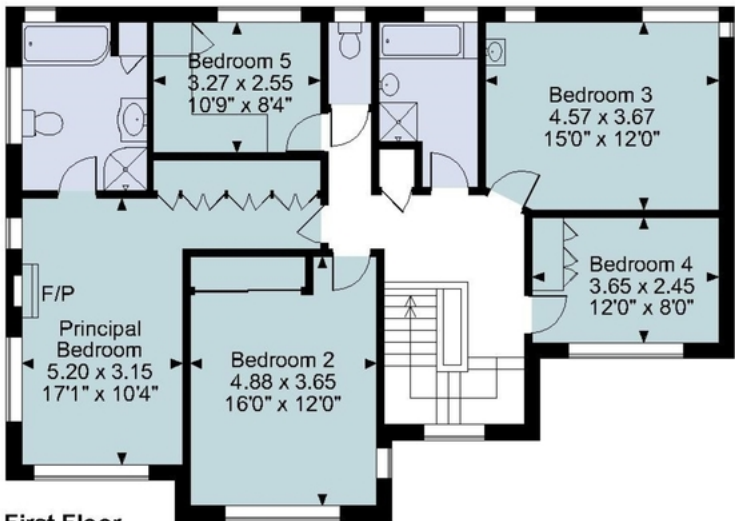
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Ground Floor

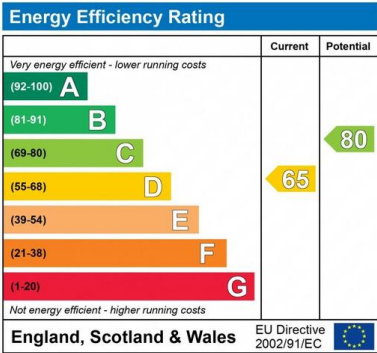


First Floor

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The position & size of doors, windows, appliances and other features are approximate only.

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