



WORDSWORTH  
HOMES INSPIRATIONAL  
S P A C E S

## 2 RAPPAX ROAD, HALE WA15 0NR

AN EXCEPTIONALLY WELL APPOINTED  
PROPERTY, SITUATED ON ONE OF HALE'S  
MOST SOUGHT AFTER ROADS

With a wealth of original features, this beautiful period building has undergone an extensive, yet sympathetic improvement program by the current owners transforming it into a modern day home. Set in grounds of approximately 1.35 acres.



£3,499,950

Part exchange considered



The property sits in a private and secluded elevated position, accessed via electrically operated iron gates. The house is surrounded by attractive mature gardens. The Ground Floor accommodation briefly comprises of; Reception Hall, four Principle Reception Rooms, Cinema Room, Games Room and a superb living Kitchen. On the first floor there are four generous bedroom suites all with private bathrooms, with the master suite having a balcony enjoying superb far reaching views across the garden. A further bedroom and bathroom are positioned up a half landing. There are a range of seven cellar rooms which are ripe for conversion, subject to any necessary consent. Outside is a separate single storey building which would make an ideal office or granny flat, subject to relevant planning consents. There is also a planning application in process to erect a single storey garage.

### Location

Hale is the best and most convenient village in Cheshire.

### Directions

From our offices travel along Ashley Road and turn left into Park Road. Continue past the shops on the right hand side and join Arthog Road. Travel up the hill and follow the right hand bend where you will find Rappax Road straight ahead. Halliwell House is the first house on the right.



## Ground Floor

### ENTRANCE PORCH 5'10 (1.78m) x 4'11 (1.5m)

With a solid oak front door, original stained glass windows and a beautiful original tiled floor. Original wall panelling and original cornicing. Original oak and glass door leading through to;

### ENTRANCE HALL

#### 34'1 (10.39m) x 11'2 (3.4m)

With wooden flooring, wall panelling and balustrades. Original leaded windows with views to the front of the property. Original ceiling cornicing. Five wall mounted lights. Feature umbrella stand and access through to;

### CLOAKROOM

#### 13'4 (4.06m) x 6'7 (2.01m)

Incorporating a solid oak door with original stained glass windows. Rectangular wash hand basin with mixer taps. There is hanging space for coats. There is a low level WC suite positioned within the cloaks and housed in a separate smaller room. The flooring is tiled throughout and the walls are partly tiled. Recessed lighting.

### GAMES ROOM

#### 28'8 (8.74m) x 24'5 (7.44m)

With a feature block floor. Original cornicing. An open fire set in a great marble hearth. Floor to ceiling windows with French doors leading out onto the terrace. Fitted mirror. Open archway to;

### CINEMA ROOM

#### 24'5 (7.44m) x 16'11 (5.16m)

A well proportioned reception room with full height windows giving views to both the front and the rear of the property. 2 x wall lights and original ceiling cornicing.



**SITTING ROOM**  
 23'2 (7.06M) X 15'6 (4.72M)

This amazing reception has to be seen to be truly appreciated. With original wooden block flooring and wooden wall panelling. Floor to ceiling windows overlooking the rear garden. French doors out to the vast terrace area.

The finest feature of this room is a wooden seating area positioned either side of an attractive open fire set in a great marble hearth with solid oak surround. Recessed lighting. Exceptionally high ceilings. Access to the games room through French doors and access to the dining room too.

**DINING ROOM**  
 23'7 (7.19M) X 16'6 (5.03M)



Reception room with a solid oak door with original stained glass. Solid oak block flooring with wooden panelled walls. Four wall lights. Great floor to ceiling bay window overlooking the gardens.



#### **KITCHEN**

**27'3 (8.31M) X 20'2 (6.15M)**

At the heart of the home is this fantastically proportioned Siematic fitted kitchen. Solid oak door with original stained glass. Quarry tiled flooring. Floor to ceiling windows with access and views across the extensive rear gardens. 2 x large central islands with fitted base units and work surfaces, one of which incorporates a 1.5 inset sink with a Quooker mixer tap with jet spray attachment and Quooker hot water tap. Gaggenau integrated electric cooker with a Gaggenau extractor fan above. Gaggenau integrated oven with a Gaggenau integrated microwave, grill and steam cooker. Integrated subzero American fridge/freezer and wine chiller. Integrated toaster and Miele dishwasher. A high quality range of fitted base units and drawers with corian work surfaces and matching eyelevel wall units with concealed lighting above.

Fitted shelving and French doors leading to;

#### **SNUG**

**23'3(7.09m) x 19'11 (6.07m)**

With French doors. Attractive leaded windows with lovely views. 2 x wall lights. Open fire set within a tiled hearth with an attractive surround. Fitted units. Reduced ceiling height to some areas.

## HOME OFFICE APPROX

30' (9.14m) X (18'3 (5.56m) Maximum



A bright and spacious study with floor to ceiling windows and French doors both to the courtyard at the side of the house and the terrace to the rear. Fitted wall mounted cupboards. High ceilings. Recessed lighting.

## UTILITY ROOM 15'5 (4.7m) X 13'10 (4.22m)

A range of fitted cupboards with laminated work surfaces. Matching eye level wall mounted units. 1.5 stainless steel fitted sink with a mixer tap. Plumbing and recess for washing machine/dishwasher. Tiled flooring. Recessed lighting. Separate enclosed low level WC and hand wash basin with mixer taps, fitted mirror and extractor fan. Separate walk-in shower. 2 x cloaks cupboards. Access to;

## CELLAR CHAMBERS

### ENTRANCE HALL

16' (4.88m) x 11'6 (3.51m)

Tiled flooring. Tiled walls. Storage cupboard, through to;

### CHAMBER 1

16'4 (4.98m) x 9'6 (2.9m)

With fitted shelving and cupboards. Tiled walls and floors.

### CHAMBER 2

17'3 (5.26m) x 5'10 (1.78m)

Tiled walls and floors. Fitted shelving. Cupboards and drawers.

### CHAMBER 3

9'5 (2.87m) x 4'6 (1.37m)

Tiled floors and walls with fitted shelving.

### CHAMBER 4

15'4 (4.67m) x 10'9 (3.28m)

Tiled floor and walls. Wash hand basin and mixer taps. Through to;

### WC

7'6 (2.29m) x 2'9 (.84m)

Tiled walls and floors. Pedestal WC and extractor fan.

### CHAMBER 5

16'2 (4.93m) x 9' (2.74m)

With restricted head height in areas. Electric Claudgen wall mounted fire. Tiled walls and floors.

### CHAMBER 6

17'11 (5.46m) x 13'2 (4.01m)

A large chamber with tiled walls and floors.

### CHAMBER 7

17'8 (5.38m) x 9'10 (3m)

Housing all the mechanics to the house. Tiled walls and floors. Useful Coal store.

### COAL STORE

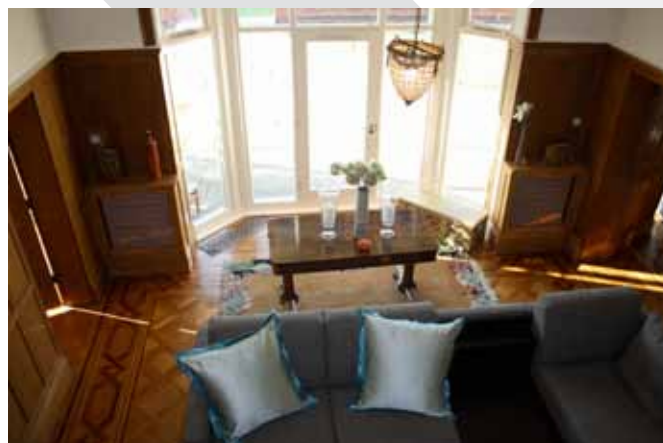
10'11 (3.33m) x 2'11 (.89m)



## First Floor

**LANDING 33'1 (10.08m) x 9'7 (2.92m)**

A split level landing with wooden panelled walls and handrail and a large window seat. An original feature led window that looks through from the landing to the sitting room below.





**MASTER BEDROOM**  
23'8 (7.21m) x 25'4 (7.72m)

Enter through the large dressing area housing six double wardrobes.

There is a seating area which leads to French doors and out onto a magnificent balcony, which takes full advantage of the views of the garden. A square double opening takes you through from the dressing room into the bedroom. This is a stunning room with vaulted ceilings and dual aspect windows to the front and the rear. Recessed lighting.



**EN SUITE BATHROOM**  
19'11 (6.07m) x 10'11 (3.33m)



Fitted with a contemporary suite. Tiled walls and flooring throughout. Large twin basins, Low level WC with a Quarry tiled backing. The en suite has a fabulous freestanding double ended roll top bath with mixer taps and shower attachment. This luxury suite is completed with a superb walk-in rainwater shower with a floor to ceiling shower screen. Bay fronted window with original leaded glass with views to the front. Extractor fan. Heated towel rail. A large fitted mirror. Shaver socket. Recessed lighting.

**BEDROOM 2**  
28'11 (8.81m) x 19'5 (5.92m)

A large bedroom with its own access onto the balcony overlooking the gardens. Bay window. Fitted shelving. Plenty of fitted wardrobes. Original ceiling corning.

**ENSUITE BATHROOM**  
13'1 (3.99m) x 9'4 (2.84m) Maximum



Wall mounted rounded wash basin with mixer taps. Low level WC. A great Jacuzzi bath set into quarry tiles. With a mixer tap. Separate walk-in rainwater shower with jets and fitted shower screen. 2 x vanity units. Tiled floor and walls. Heated towel rail. Large fitted mirror. Extractor fan. Recessed lighting.

**BEDROOM 3**  
30' (9.14m) x 21'9 (6.63m)

A well proportioned room with fitted wardrobes and shelving. A feature fireplace set into an attractive hearth and surround. French doors opening onto a Juliette balcony offering great views. Bay window. 2 x wall mounted lights.

**EN SUITE BATHROOM**

Comprising; Wall mounted rounded wash basin, vanity unit and mixer taps. Low level WC. A great Jacuzzi bath set into quarry tiles. With a mixer tap. Separate walk-in rainwater shower with jets and fitted shower screen and quarry tiled floor. Tiled floor and walls. Heated towel rail. Extractor fan. Recessed lighting.

## BEDROOM 4

A large double bedroom with fitted wardrobes and leaded windows.

## EN SUITE BATHROOM



Low level WC. Rounded wash basin, vanity unit and mixer taps. A large walk-in steam shower cubicle, a Victoria & Albert bath with mixer taps and shower attachment. 2 x vanity units. 2 x fitted mirrors. Shaver socket. One wall mounted wall light. Recessed lighting. Views over the side courtyard.

## Second Floor

### BEDROOM 5

Bay fronted double bedroom with lovely rear views of the garden and beyond. 2 x wall mounted wall lights. Recessed Lighting.

### BATHROOM

Low level WC. Rounded wash basin, vanity unit and mixer taps. Shower cubicle with wall mounted mixer taps. Heated towel rail. Shaver socket. Partly tiled walls. Fitted wall cupboard "2 x eaves windows. Useful under eaves storage. Fitted shelving. Reduced head height in areas.

## Outside

### GARDENS

The property stands in beautiful mature grounds. Approached via electric wrought iron gates and up a sweeping driveway. Mature trees and well established bushes and plants offer a great deal of privacy. To the rear there is a stone terrace area with an artificial putting green and tennis practice wall. Lying beneath the expansive terrace is an incomplete leisure project (approximately 90% of the work has been carried out), this room houses a sunken swimming pool and changing area. The pool is accessed via stairs to the side of the terrace.



There is also a single storey building to the side of the property which would make an ideal separate annexe or home office, subject to necessary consents. The vendor has also submitted a planning application for the erection of a garage to the front of the property.

### PERIOD FEATURES



### PARKING

The property offers substantial parking facilities with an extensive driveway.

### TENURE

Freehold.

### SERVICES

All mains services are connected.

### LOCAL AUTHORITY

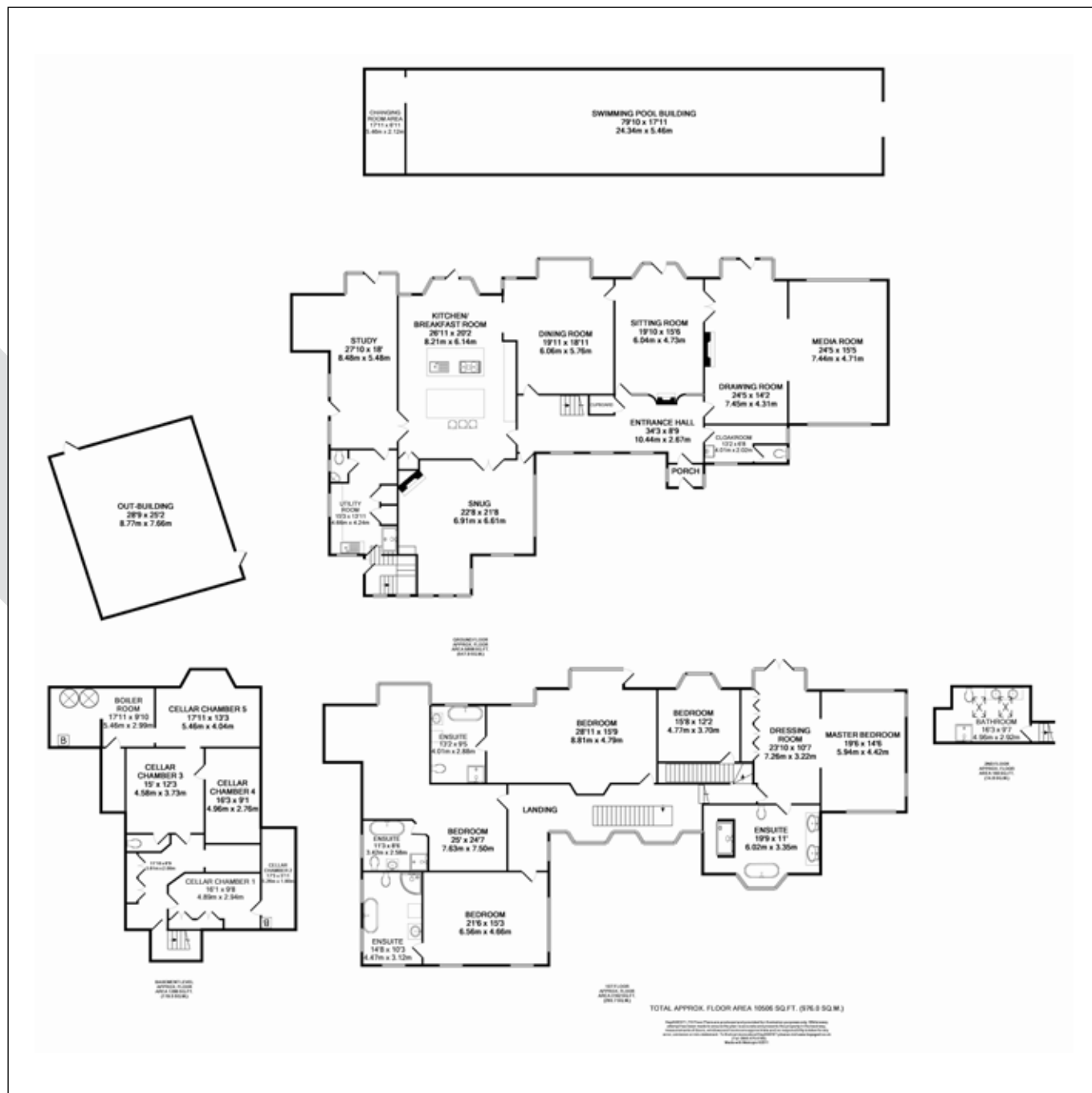
Trafford Borough Council. Council Tax Band H.

### POSTCODE

WA15 0NR

### MORTGAGE INFORMATION

Our IFA will be pleased to help.



Contact Wordsworth Homes  
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