



THE COACH HOUSE

RACEHILL, DUNHAM ROAD, ALTRINCHAM

JACKSON-STOPS 

THE COACH HOUSE
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AN ENCHANTING, DETACHED COACH HOUSE
LOCATED WITHIN EASY WALKING DISTANCE OF
ALTRINCHAM



DISTANCES

ALTRINCHAM ½ A MILE

HALE 1 MILE

MANCHESTER INTERNATIONAL
AIRPORT 5 ½ MILES

M56 (J7) 2 MILES

MANCHESTER CITY CENTRE 8 ½
MILES

(DISTANCES APPROXIMATE)

ACCOMMODATION

- Entrance hall
- Living room
- Living dining kitchen
- Utility room
- Master bedroom with en-suite
- Three further bedrooms
- Study area
- Family bathroom
- Private courtyard
- Summer house & workshop
- Off street parking

DESCRIPTION

Nestled in the corner of the grounds of a converted mansion house, The Coach House is an inviting, double fronted early Victorian coach house and stabling which has been sympathetically refurbished and is presented in immaculate condition. Retaining much charm and character, including exposed brick walls and original fires and doors, it offers bright and spacious accommodation whilst also being cosy and homely.

Ground floor accommodation offers an open entrance hall with original fireplace which leads to both the bright sitting room and the living dining kitchen, both of which feature sets of French doors on to the cobbled courtyard. To the far side of the kitchen there is also a utility room. The first floor benefits from especially high, vaulted ceilings and comprises four bedrooms, the master boasting an en-suite shower room, along with a family bathroom. There is also a useful study area on the landing.

GARDENS & GROUNDS

The property is found tucked away at the end of the drive for Racehill; an impressive converted mansion house and sits in a private cobbled courtyard behind it's own set of gates. The courtyard provides ample off street parking and outside space. Also included is a detached summer house and workshop.

LOCATION

The Coach House is situated close to Altrincham town centre which is an easy walk away. Altrincham is a fashionable market town and offers an array of day to day shopping and recreational facilities, whilst nearby Hale enjoys a further number of fashionable restaurants, cafes and bars. There are a number of excellent state and private schools within close proximity. For those wishing to commute, access to the North West motorway network is close by at junction 7 of the M56 and the Metrolink and railway station at Altrincham is approximately half a mile away.



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TOTAL APPROX. FLOOR AREA 1809 SQ FT / 168 SQ M

PROPERTY INFORMATION

Services: Mains gas, water, electricity and drainage are currently connected.

Tenure: Leasehold with 999 years from 29 September 1975

Ground Rent: £20 per annum

Local Authority & Council Tax: Trafford Council.

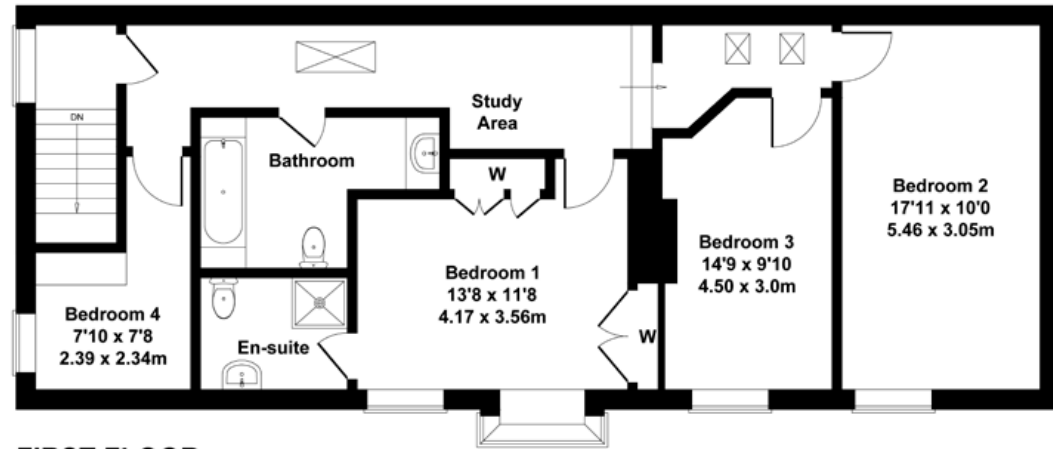
Telephone: 0161 912 2000.

Tax band G. £2,738.37 payable for 2020/21.

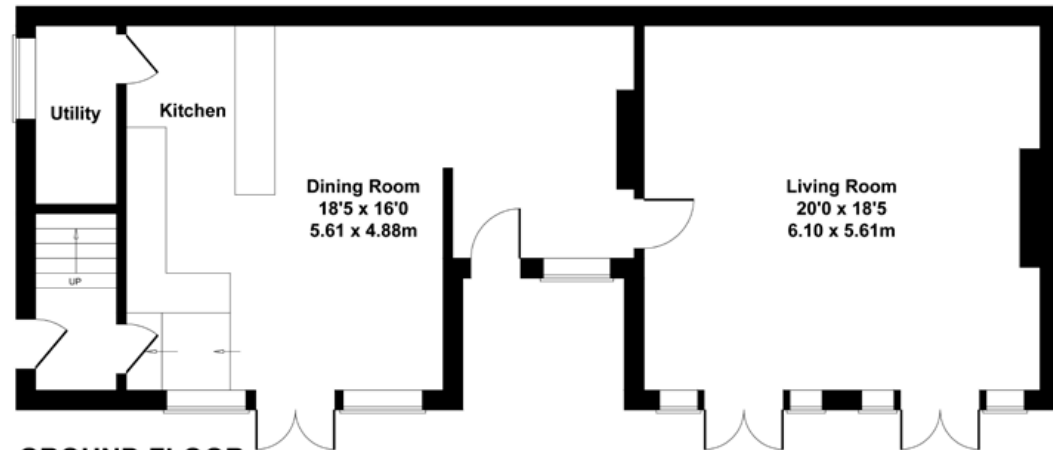
EPC rating: C

DIRECTIONS (POSTCODE: WA14 4AR)

From Altrincham town centre, proceed along Regent Road to the traffic lights at Dunham Road (A56). Turn left and proceed along Dunham Road. Racehill can be found on the left after around 200 yards, directly opposite a speed camera. The Coach House is located in the far right hand corner within the grounds.



FIRST FLOOR



GROUND FLOOR

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

HALE

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OnTheMarket.com

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PROPERTY EXPERTS SINCE 1910