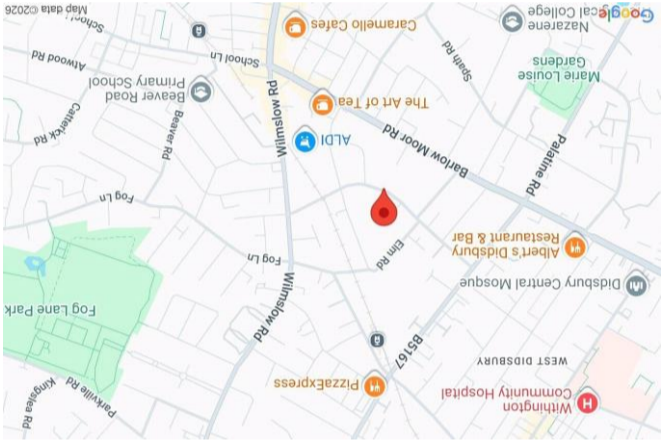


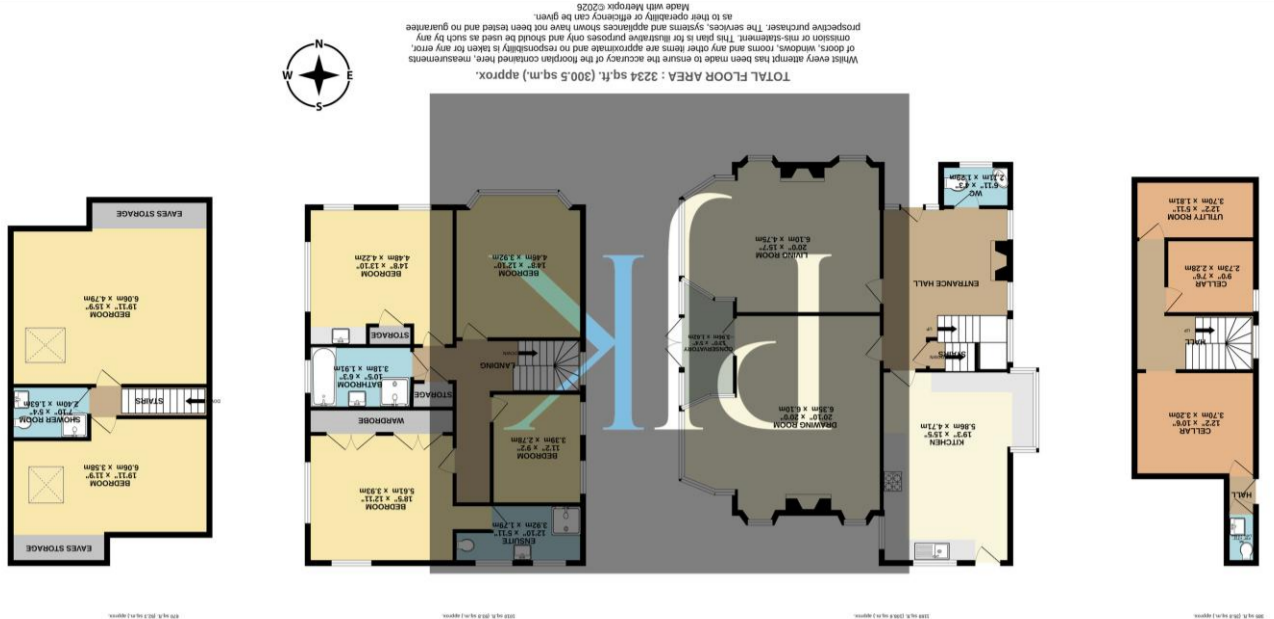
www.philipjames.co.uk | 0161 448 1234 | didsbury@philipjames.co.uk

679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	62 D	
69-80	C		69 C
81-91	B		
92+	A		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



PHILIP JAMES  
KENNEDY

10 PARKFIELD ROAD SOUTH  
DIDSBURY, M20 6DB



## ASKING PRICE £2,000,000

UNSEEN FROM THE ROAD, A DISCREETLY POSITIONED EDWARDIAN DETACHED FAMILY HOME with half black and white timbered elevations and ELEGANT PROPORTIONS with a host of RARE and EXQUISITE PERIOD FEATURES being retained. 3234 Sq.Ft

This magnificent mansion features; SIX DOUBLE BEDROOMS over the upper floors, THREE BATHROOMS, TWO PRINCIPAL RECEPTION ROOMS and a stunning DINING KITCHEN. The property SHOWCASES SPECTACULAR SOUTH FACING GARDENS EXTENDING TO OVER 1/3 ACRE which are not overlooked. Parkfield Road south is one of the most exclusive tree-lined roads in the region and is located centrally within the BLACKBURN PARK CONSERVATION AREA, close to Didsbury Village and many highly reputable schools.

This home is an Edwardian gem, similar properties of this type are rarely available.

The accommodation is set over four floors, steeped in original Edwardian features including; ornate corniced ceilings, fireplaces to all the principal rooms, rare Edwardian timberwork, the original servant bells and canted windows.

The impressive accommodation consists of a grand reception hall with solid wooden floors, panelled walls and stained glass windows with a rare Edwardian wooden corner window seat and WC. A turning staircase rises to the first floor.

Opening to the right of the reception hall are two beautifully proportioned reception rooms both with feature fireplaces and large curved cupola windows bathing the rooms in natural light and enjoying views over the sensational Southerly facing gardens. Double doors open from the drawing room through to a conservatory with a doors leading out to the gardens.

There is a spectacular luxury dining kitchen with solid granite tops, complemented by integrated Gaggenau designer appliances and underfloor heating. A heat inverter system runs throughout the ground floor.

Stairs lead down from the reception hall to the unconverted cellars which are fully tanked and fitted with a Utility room and WC. There is the potential to fully convert the basements into another floor of accommodation subject to relevant planning permissions. Please be advised that there are no building regs, sold as seen.

The first floor reveals four double bedrooms with the principal having twin aspect windows overlooking the gardens, bespoke fitted wardrobes and a generous en-suite bathroom. The floor is further served by the well-appointed family bathroom with jacuzzi bath.

The upper floor reveals two further double bedrooms both having access to the useful caves storage. The floor is served by the shower room.

This property has one of the finest gardens in the area with rolling lawns, Koi pond and cornucopia of flowers and fruit trees enjoying a high level of privacy from the road and neighbouring properties. The property is approached via both a gated driveway providing parking for multiple cars, and a small gate with a path leading through the country cottage garden. There is a sun terrace with a rich market garden of potted plants and a glasshouse for planting and growing, plus additional outbuildings all having water, electricity and lighting. A truly spectacular garden that has been shown both locally and nationally.

Approx 3234 sq ft

Tax Band:G

Freehold

Additionally the roof was fully replaced in 2019.

*"A Truly Sensational  
Edwardian Detached  
Family Home In  
Prestigious Didsbury  
Village Location"*

