

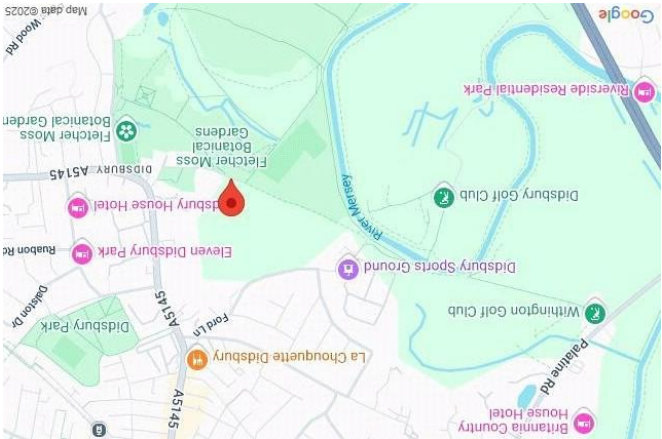
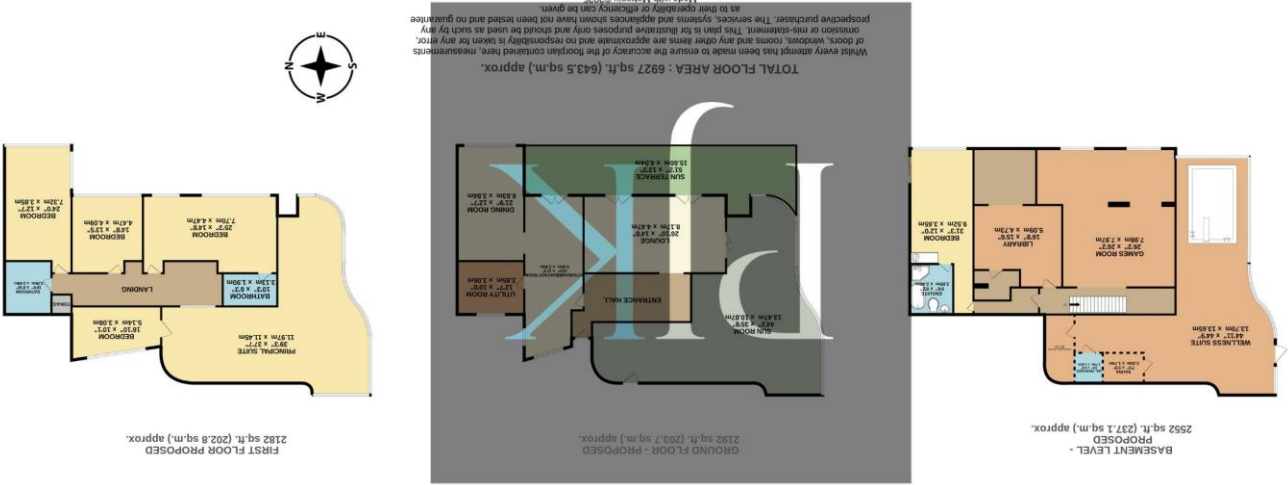
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679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

0161 448 1234 | [didsbury@philipjames.co.uk](mailto:didsbury@philipjames.co.uk)

[www.philipjames.co.uk](http://www.philipjames.co.uk)

[P](#) [J](#) [K](#)



PHILIP JAMES  
KENNEDY

STENNER LANE  
DIDSBURY, M20 2RQ





# PRICE ON APPLICATION

Fernbank is one of Didsbury’s MOST SPECTACULAR and truly remarkable PRIVATE RESIDENCES. Newly constructed to exacting standards using the finest sourced materials Fernbank occupies an elevated position within beautiful gardens extending to 0.33 acres.

The mansion is grand in scale and bespoke in design with five bedrooms with a principal suite on the upper floor. There are three principal reception rooms on the ground floor which open onto a sun terrace with kitchen and utility room. The lower floor boasts a wellness suite with swimming pool and spa; library and games room with another en suite guest or staff bedroom.

Discreetly positioned next to the ancient St James Church there are stunning views over Fletcher Moss Park and Simon Fields with a set of garages alongside.

Measuring an incredible 6927 sq ft over three floors the entrance hall opens into a generously proportioned lounge with a superb sun room alongside with a fully glazed curved wall; dining kitchen, all of which open onto a south easterly facing terrace which extends to over 50 ft in length.

The top floor consists of bedrooms including the huge principal suite with a directly south facing curved glass wall.

The lower floor has a wellness area and spa with a fitness swimming pool and informal reception rooms.

Fernbank is approached through electric gates via a sweeping driveway leading to a set of four garages positioned alongside the main house.

There are paths leading around the house to the main rear garden with direct access to the swimming pool and to the gardens beyond.

The gardens are expansive enjoying a high level of privacy and are not overlooked. The garden completes this truly wonderful detached family home.

Freehold  
Approx. 6927 Sq.Ft  
Council Tax Band: G

*"One Of Didsbury's Most Remarkable Private Residences"*