



RESIDENCE

31 Wellhall Road, , ML3 9BN

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

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RESIDENCE



8 Bedrooms | 4 Public Rooms | 5 Bathrooms



This impressive and much loved traditional, stone built detached villa has been owned by the current family for over a century and has been home to no less than 3 generations.

Built in 1902, it was known as Birdsfield House before being renamed to St Margaret's in may 1913 after its sale for the pricey sum of £400 and has remained in the Lynas family ever since totalling 111 years.

This substantial 8 bedroomed, 3 public roomed home retains many of its impressive period features such as the quality of the sandstone, wooden floors, high ceilings and detail of the corning in the lounge and dining room confirm that no expense was spared in the original construction of the house.

Among its stunning traditional features are two, tall stained-glass windows with views of the River Avon and nearby woodland, positioned on the mid stair level and the lovely, detailed staircase with wooden carving that is a most attractive feature on entering this grand home.



The property offers an array of spacious and versatile apartments which are formed over 3 levels and consist of on the ground floor; entrance vestibule with outer storm doors, welcoming, period hallway, bay windowed lounge, formal dining room, dining size kitchen, sitting/family room, cloaks/wc, utility/washroom and a downstairs bedroom. The first floor comprises of a split staircase with 5 bedrooms, bathroom, wet room and central hall with stairs case to the attic accommodation where there are 2 further bedrooms, bathroom and large walk in storage.

Two off road entrances lead to St Margaret's which is surrounded front and rear by attractive gardens. In the former a central lawn is flanked by flower bedding as well as two gates which close off public access to the extensive, private and secluded back garden area. The gardens are private and extensive and have to be seen to fully appreciate.

3810.42 sq ft | EER = D



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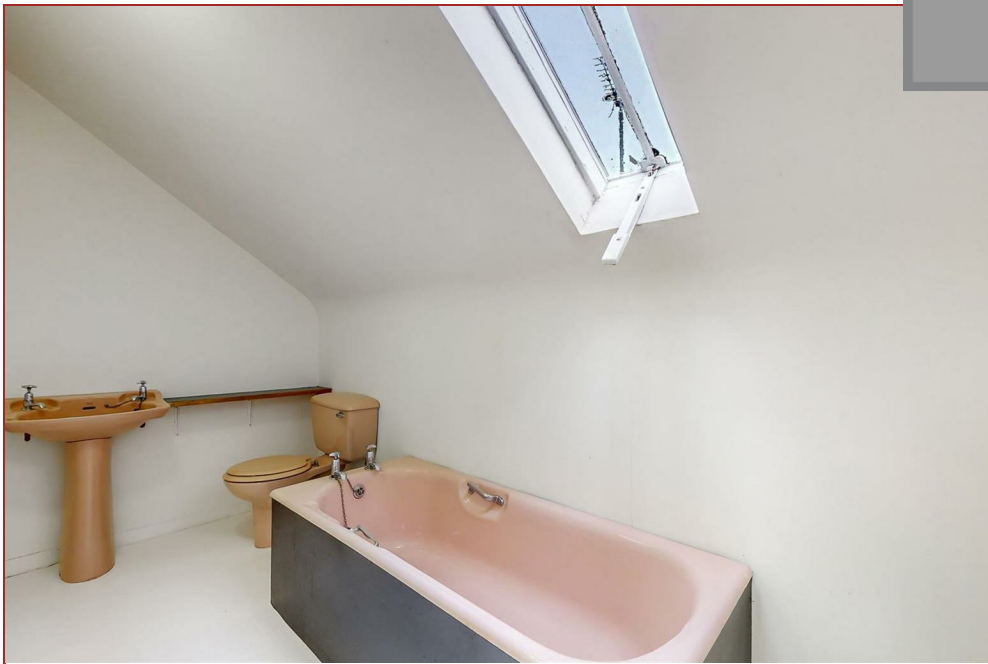


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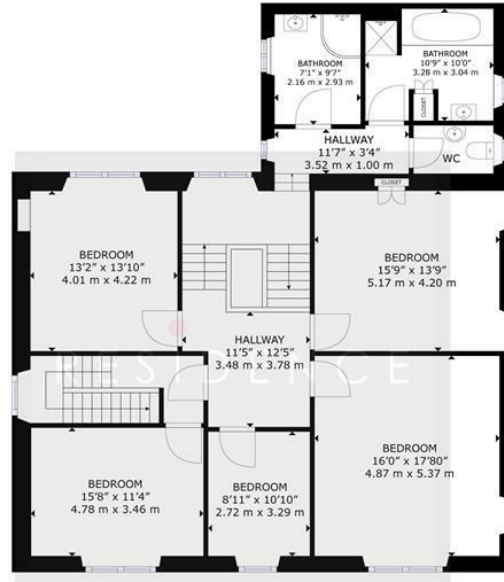
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FLOOR 1



FLOOR 2



FLOOR 3



GROSS INTERNAL AREA
 FLOOR 1: 1,635 sq. ft , 151 m2 , FLOOR 2: 1,653 sq. ft , 154 m2 ,
 FLOOR 3 : 461 sq. ft , 43 m2
 TOTAL : 3,749 sq. ft , 348 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd



We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.