













# Legh Old Hall, Wilmslow Road

Mottram St. Andrew

An extended and beautifully refurbished Grade II Listed 16th Century country house standing in an exceptional position with wonderful, far reaching views, within quintessential English country gardens of around an acre together with a substantial 1,500 sq ft coach house suitable for a variety of different uses.

Council Tax band: H

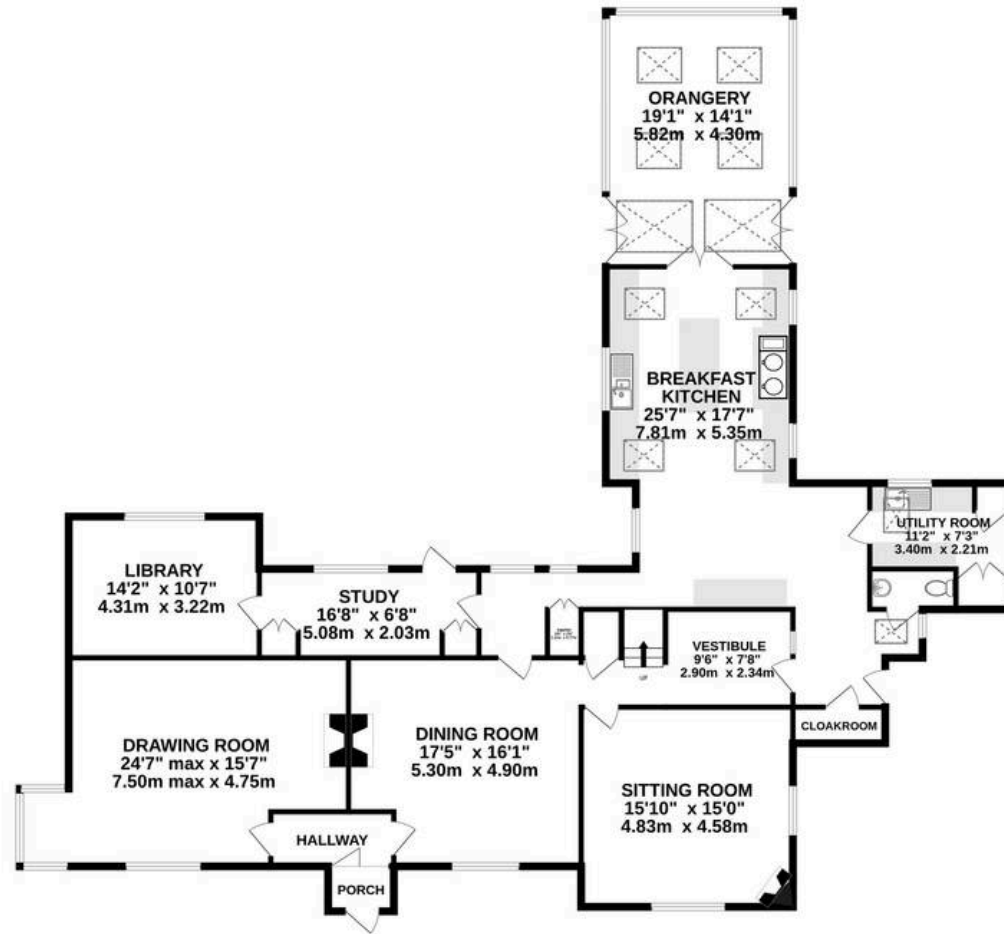
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautiful Grade II listed detached country house, in just under an acre of exquisite landscaped gardens and grounds
- Superb completely remodelled two storey separate coach house with income potential suitable for a number of ancillary uses including additional bedroom accommodation
- Peaceful, picturesque rural location at the end of a long driveway, magnificent long views towards the Pennines.
- Very convenient location between Prestbury, Alderley Edge and Wilmslow (all five minutes by car)
- Potential separate dwelling with the annex separated (subject to planning)



**GROUND FLOOR**  
2132 sq.ft. (198.0 sq.m.) approx.



**1ST FLOOR**  
1282 sq.ft. (119.1 sq.m.) approx.

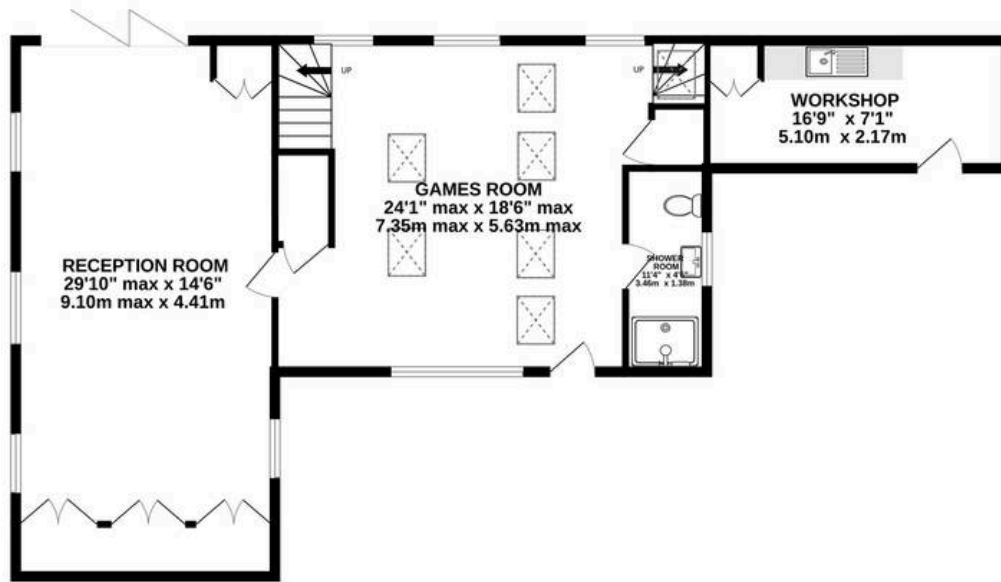


**TOTAL FLOOR AREA : 3414 sq.ft. (317.2 sq.m.) approx.**

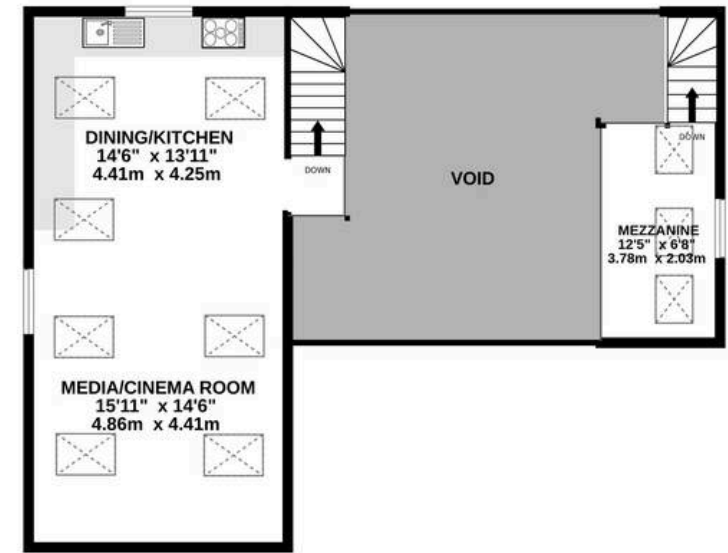
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR  
997 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.5 sq.m.) approx.

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