

NORCLIFFE





AN OPPORTUNITY
WORTH WAITING
187 YEARS FOR..





RESIDE
IN STYAL

A MAJESTIC
RESIDENCE
IN A TRULY
MAGNIFICENT
SETTING





IF WALLS COULD TALK

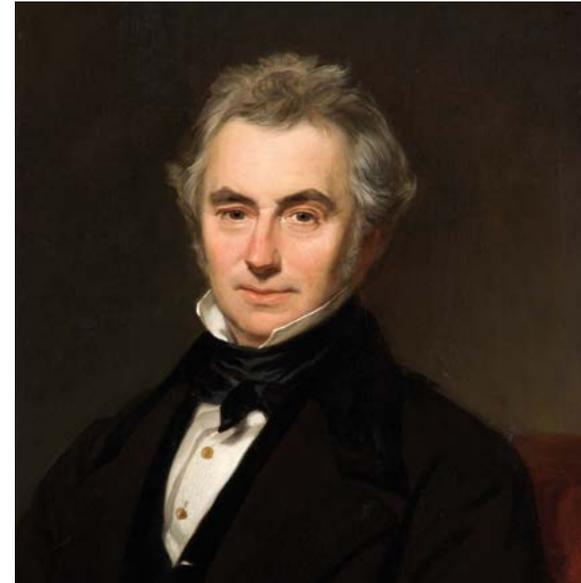
Norcliffe Hall is steeped in history, but not just any history. This majestic Grade II listed mansion house plays a pivotal role in the tale of one of Greater Manchester's most influential families, the Gregs.

Built in 1831, Norcliffe was the family home of prominent industrialist and economist Robert Hyde Greg, the second son of Samuel Greg, founder of Quarry Bank Mill. After returning from 'the grand tour', Robert joined his father's firm and was handed Quarry Bank Mill to manage, one of five mills owned by the family.

Quarry Bank Mill was a pioneering factory and, in its heyday, became the head office of one of the largest cotton producing businesses in the United Kingdom. The site for Norcliffe was chosen so as to allow Robert

swift access to and from the Mill. The route Robert took – through the tree lined grounds and along the River Bollin – can still be exclusively enjoyed by Norcliffe's residents today.

The Mill is now owned by the National Trust and within its archives are diaries, letters and photographs that offer fascinating insights into family life at Norcliffe for Robert, his beloved wife Mary and their six children. The Greg family lived at Norcliffe until the early 1900's when it was tenanted to cover family debts before being sold and converted into a nursing home for the elderly and, later around 2006, into rented luxury apartments. Now, for the first time in its 187 year history, Norcliffe is available for sale on the open market.



©National Trust Images

HISTORY



ARCHITECTURE

IMPRESSIVE GRANDEUR

Norcliffe was designed by Lichfield architect Thomas Johnson and was built to Robert Hyde Greg's exacting brief. Neo-Elizabethan in style with Tudor influences, it sits at the end of a long sweeping drive and is constructed in bold orange Flemish bond brick with pink sandstone dressings and a Welsh slate roof into which are set imposing octagonal brick chimneystacks and a four-stage watch tower, added in the 1860's.

Many of its original features remain, such as the Greg family crest above the door to the east entrance, stained glass windows, carved oak doors and ornate plaster ceilings with heraldic embosses. All have been lovingly cared for by almost two centuries of respectful owners; now it's your turn.



An aerial photograph of a lush, green forest. The trees are dense and varied in species, with some tall, thin trees and others with broader canopies. In the lower right corner, a well-maintained lawn is visible, showing distinct mowing stripes. The overall scene is vibrant and natural.

PERFECTLY FRAMED

Norcliffe sits behind beautifully ornate electric iron gates and is surrounded by almost 10 acres of private grounds, all of which are maintained daily by a long-serving team for the enjoyment of residents.

Designed by Robert Hyde Greg, a keen horticulturist, the Norcliffe estate sits in an elevated position close to the River Bollin and is perfectly framed by manicured lawns, wild flower meadows, an ornamental lake and a dramatic woodland that contains fine specimens of trees and shrubs, all handpicked by Robert, and lovingly cultivated to reach their full potential.



GROUNDS



©National Trust Images/John Millar



A SENSE OF COMMUNITY

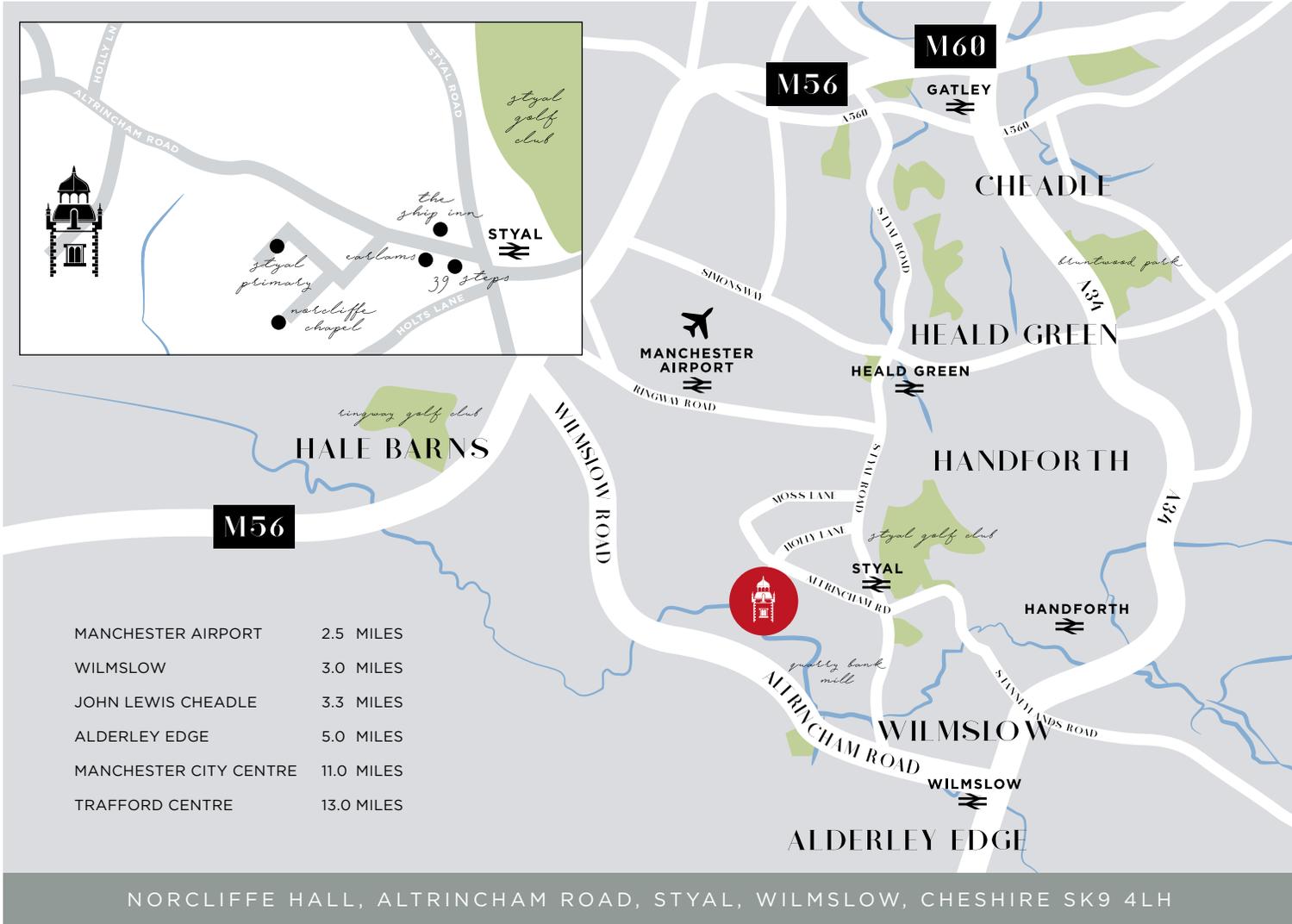
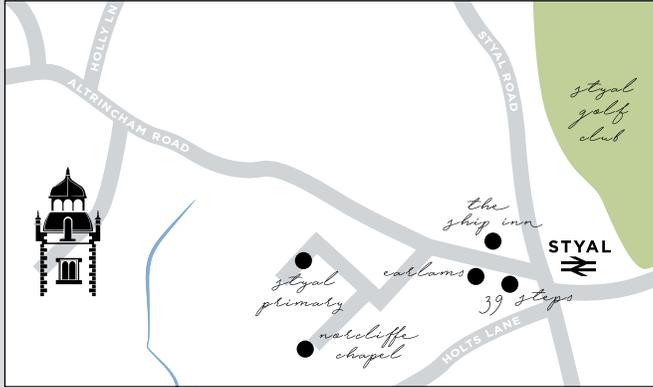
The pretty country village of Styal is best known for its association with Quarry Bank Mill. Now a popular National Trust visitor attraction, the Mill has extensive grounds incorporating riverside and woodland walks as well as a café and visitor centre. In Styal village itself is Norcliffe Chapel and several historic cottages; all built by the Gregs to take care of the moral and social wellbeing of their workers and also owned by the National Trust.

Styal enjoys great community camaraderie. There has been a village store since the 1800's and it still exists today; the current incarnation is called 'Earlams' and is run by village volunteers. Popular with locals as well as passing cyclists, ramblers and visitors to Quarry Bank Mill,

it offers delicious breakfasts, sandwiches and homemade tea and cakes as well as a shop and gallery selling produce and arts and crafts all sourced locally.

For sport and leisure, there is a local tennis club offering regular matches, lessons and a clubhouse hosting social events whilst Styal Golf Club is open to members at all levels and offers a flood-lit driving range. For the keen angler, residency at Norcliffe Hall grants fishing rights for the River Bollin offering the opportunity to stalk quarry such as chub, dace or the coveted wild brown trout.

Also in the village, and within stumbling distance of Norcliffe, is pub 'The Ship Inn' and restaurant 'The 39 Steps'; both offer great dining options as well as locally produced ales and spirits.



MANCHESTER AIRPORT	2.5 MILES
WILMSLOW	3.0 MILES
JOHN LEWIS CHEADLE	3.3 MILES
ALDERLEY EDGE	5.0 MILES
MANCHESTER CITY CENTRE	11.0 MILES
TRAFFORD CENTRE	13.0 MILES

NORCLIFFE HALL, ALTRINCHAM ROAD, STYAL, WILMSLOW, CHESHIRE SK9 4LH

WELL CONNECTED

Norcliffe is well placed for local, national and international travel. Approximately 15 minutes away by car is Manchester International Airport and the M56 motorway, which provides access to Manchester City Centre and the M60 and M6 motorways.

Styal train station offers services to Manchester Piccadilly, Crewe and nearby Wilmslow, a large town with a wide choice of shopping and dining options.

Wilmslow is home to national high street brands such as Boots, WH Smith, Paperchase, Joules, Monsoon, Lakeland, Caroline Charles, Clarks, Costa Coffee, Pizza Express, Hoopers department store and supermarkets Waitrose, Sainsburys, Tesco Express and M&S Simply Food. There is a range of independent hairdressers, beauticians, coffee shops, interior shops, clothing boutiques and jewellers plus essential amenities such as doctors, dentists, banks, a library, post office and leisure centre.

Wilmslow train station offers regular local and express services to Manchester Piccadilly and Crewe as well as direct services to Birmingham, Bournemouth, Cardiff Central and London Euston, amongst many others.

LUXURY

EIGHT STUNNING APARTMENTS

Norcliffe Hall was first converted into eight luxury apartments around 2006. Every apartment is unique and incorporates many carefully preserved original features such as oak panelling, lantern roof lights, ornate plaster ceilings embossed with heraldic symbols, stained glass, oak shutters, cast iron radiators and much more.

Under present ownership, each apartment has been professionally refurbished and dressed to fully showcase the history and stunning architecture whilst creating living spaces that comfortably accommodate the requirements of modern lifestyles.

The specification is of an exceptional standard and includes Lutron lighting systems, designer kitchens with Neff appliances and granite worktops, contemporary style bathrooms and en suites with

whirlpool baths, rain showers and porcelain wall and floor tiles, and beautifully finished communal areas, including a visitors' lounge and a residents' fitness suite.

Manicured hedges, vast lawns with perfect stripes (all hand mown!), spectacular rhododendron bushes and majestic trees are a labour of love for the dedicated maintenance team who have been 'care takers' of the property for over ten years. They'll always go the extra mile, and will occasionally act as a concierge for residents, by meeting visitors and signing for deliveries.

Chairs and tables are provided on the terrace inviting al fresco drinks and on summer evenings, why not take advantage of an outdoor BBQ area. Norcliffe is a stunning estate that deserves your full appreciation and is ready and waiting to be enjoyed.



