

THE WEIR

9A DAVEYLANDS · WILMSLOW · SK9 2AG



The weir on the River Bollin,
below the boundary of the garden

A PERSONAL INTRODUCTION

Every detail *made to order*

The Weir is a house where almost nothing was chosen from a showroom. The doors were commissioned for these rooms and made in Spain. The coving was hand run on site over three days and there is not a joint to be found anywhere in the building. The kitchen is Italian, and the granite was chosen slab by slab by the owners, who went to see it rather than picking from a sample.

The house has been extended to the front, the side and the rear, a third storey added, and the ceilings lifted while the work was done. That is why the rooms feel as large as they measure.

It sits behind electric gates at the end of Daveylands, and the garden runs back to woodland above the weir on the River Bollin. I would be very glad to show you around.

Katie

Katie Solaru

BY DESIGN

07496 756343 · Katie.Solaru@ByDesignHomes.com



The gated entrance on Daveylands



01 — THE RESIDENCE

Built *without a corner cut*

Three floors, a separate leisure building, and a garden that backs onto the Bollin.

6 BEDROOMS	4 EN SUITES
4 RECEPTIONS	1 CINEMA ROOM
Two storey LEISURE BUILDING	Triple GARAGE
6,271 SQUARE FEET	C EPC RATING

02 — THE ENTRANCE HALL

Three storeys *of daylight*

The room where this family put a Christmas tree and thirty people.

An entrance reception of some 460 sq ft rising through three full storeys, with a bespoke chandelier hanging through the centre and galleried landings running round above. The staircase is oak with black wrought iron, turning as it rises so the view changes every few steps.





03 — THE KITCHEN

Chosen *slab by slab*

Italian, and specified for somebody who actually cooks.

Supplied and fitted by Hartwoods of Prestbury in highly polished laminated oak with smoked glass to the upper units. Gaggenau refrigeration, a four zone wine cooler and a Lacanche range from Burgundy sit beneath a hood made bespoke in Yorkshire.







04 — THE LOUNGE

Where everyone *ends up*

The comfortable one, of the four reception rooms.

A three sided fire set into the chimney breast with a television above it, and seating enough for the whole family at once.

This is the room that gets used on an ordinary evening rather than the one kept for visitors. The owners say it is where everybody ends up.





05 — THE CINEMA ROOM

Built *for the purpose*

Not a dark room with a screen in it.

The media wall is finished in Venetian plaster worked in a black Carrara style, with inset shelves lit softly and hidden cupboards beneath. The walls are lined in soft velvet which does the work of acoustic panelling.

The seating reclines, and the sofa and the wired in surround sound both stay.



The terrace at dusk, laid out as two seating areas with two gas fires and a bar table

Marble, steam *and stillness*

A bathroom where the detailing carries on rather than starting again.

The shower is a steam room with a mosaic built in seat and a wet room floor, controlled from a digital wall panel. The double vanity is bespoke, made in oak and painted black beneath a white Carrara top. The bath is by William Holland, hand finished in metal, and it is the piece everybody photographs.



Dream rooms *for him and for her*

Two rooms given over entirely to dressing, both returning to bedrooms whenever a family needs them to.

Hers was fitted a little over a year ago by Barwoods of Stockport, and the owner calls it her dream room. Open shelving and lit racks to display dresses and gowns, an island in the middle for jewellery and sunglasses, and a window seat that pulls the light across to a round mirror. The floor is engineered wood with a copper inset, warmed by electric underfloor heating on its own timer.

His is fitted to match, and each has its own door onto the landing.









08 — THE BEDROOM SUITES

Space to sleep, *space to sit*

Four of the six bedrooms have a bathroom of their own, and there is a family bathroom besides.

Every bedroom has the proportions to be a room rather than a box, with space for the bed, space to sit, and windows that fill it with light.

Three have fitted wardrobes, two of those in smoked glass with a study hidden behind one. Every bathroom in the house is laid in natural stone, including marble, and two of them have jacuzzi baths.

09 — THE LEISURE BUILDING

Where the evening *carries on*

Built by the current owners, and included in the sale.

Triple garaging at ground level with a kitchen, a cloakroom and a floor laid to the standard of the house itself. An oak staircase with steel struts and glass rises to a room beneath an apex roof.

The bar is stainless steel, plumbed hot and cold, lit with soft blue LED. The bar, the pool table and the seating all stay.







Down to *the weir*

The sound of water, and woodland at the foot of the garden.

Lawn running back between mature planting, wide enough to have taken a marquee and a hundred guests. An acer, firs, pampas grass and hydrangeas give colour through the year. At the bottom the garden gives out into neighbouring woodland above the weir on the River Bollin.











The rear elevation at dusk, seen from the lawn

The *Weir*

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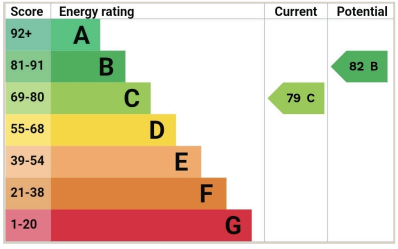
BY DESIGN



Main House Approximate Area: 479m² | 5152 sq ft
Garage Block Approximate Area: 104m² | 1119 sq ft.
Total Approximate Area: 583m² | 6271 sq ft.

Total Areas are exlcuding eaves storage.
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are NOT TO SCALE.

ENERGY PERFORMANCE



APPROXIMATE GROSS INTERNAL AREA · 583 SQ M / 6,271 SQ FT

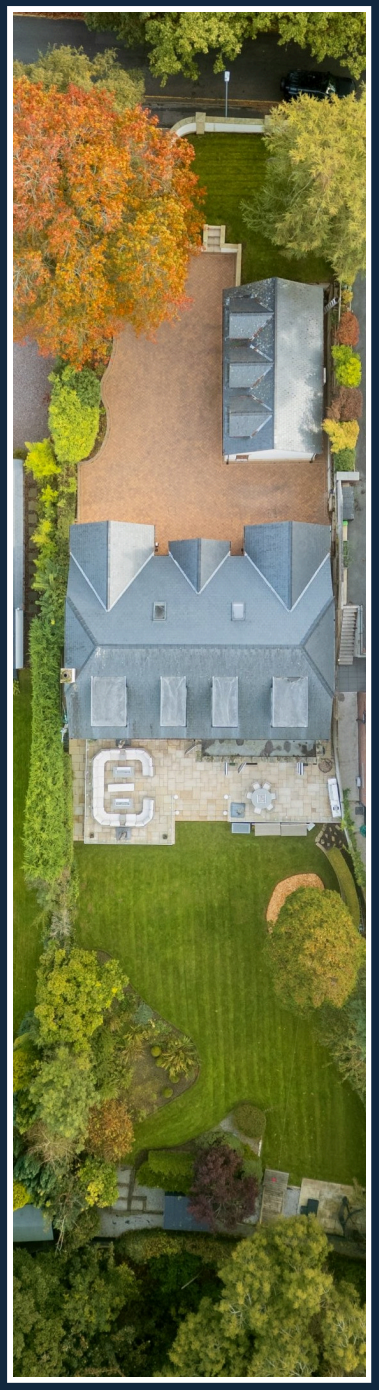
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11 — KEY FEATURES

At a *glance*

- Gated and private, with a comprehensive security system to house and grounds
- Approximately 6,271 sq ft in all, being a main house of 5,152 sq ft with a 1,119 sq ft leisure building
- Triple height galleried entrance hall of some 460 sq ft beneath a bespoke chandelier
- Commissioned Spanish oak doors, hand run coving and Italian marble throughout
- Italian kitchen by Hartwoods of Prestbury, with Gaggenau appliances and a Lacanche range
- Four reception rooms, including a cinema room with its own bar
- Six bedrooms and four en suites, two rooms fitted as his and hers dressing rooms
- Two storey leisure building with games room, fitted bar and triple garaging, all included
- Rendered elevations dressed in Yorkstone, beneath a new slate roof
- Garden backing onto woodland and the weir on the River Bollin



Wilmslow

Town centre and station on foot, open countryside at the garden gate.

DISTANCE FROM THE GATES	MILES	TIME
Bollin Valley Way		*At the garden gate*
Wilmslow station, on foot	*0.6*	*13 min*
Wilmslow town centre, on foot	*0.8*	*17 min*
Wilmslow High School	*1.1*	*5 min*
Alderley Edge	*2.3*	*7 min*
Alderley Edge School for Girls	*2.5*	*7 min*
Manchester Airport	*4.3*	*11 min*
The King's School, Macclesfield	*5.9*	*13 min*
Manchester city centre	*13.9*	*45 min*
London Euston, by train		*2 hours*

Distances and times from Google Maps, October 2026, measured from the gates. Drive times vary with traffic and are given as a guide only.

STRICTLY BY APPOINTMENT ONLY

Arrange a *private viewing*

Katie Solaru

BY DESIGN

07496 756343

Katie.Solaru@ByDesignHomes.com

BY DESIGN

BYDESIGNHOMES.COM

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