

## Barnfield, Urmston M41 9EW

**£1,999,995**



**TWO ACRES OF STUNNING GROUNDS!** HOME ESTATE AGENTS are proud to bring to the market this genuinely unique four double bedroom, extended detached period residence situated on one of the areas premier roads. This beautiful property boasts country living whilst in the heart of a bustling town centre. Ideally placed for transport links into Manchester, popular schools & a short distance from Media City and Manchester Airport. The ground floor comprises reception hallway, bay fronted dining room, spacious lounge, contemporary breakfast kitchen with veranda & downstairs WC. To the first floor there is a three piece family bathroom & three of the four double bedrooms, two of them benefiting from ensuite shower rooms. The remaining fourth double bedroom also has a three piece ensuite shower room. The converted basement is something not to miss! The finish & layout is of the highest standard. The basement comprises lobby, two piece WC, utility room, home office, garden room with sunken 5 person spa, changing room, gym, games room & three piece shower room. The property is warmed by an app controlled 6 zones gas central heating system & is double glazed. The south facing grounds are fabulous & something unique in the area. Spanning approximately two acres there are manicured lawned gardens, several patio areas, a well stocked course fishing pond which is a registered fishery & a wealth of greenery which is home to an array of wildlife There is an impressive driveway with electric remote controlled gates to the front which continues to the side & in turn leads to the rear. There are two EV charging points, outside water, lighting & power. Within the grounds there is a double garage, brick built store room, a workshop, double glazed garden room & a detached garden store. An individual & special family residence. Do not miss this distinctive property by booking your viewing with us at HOME.



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- **Unique Urmston opportunity**
- **Approximately 2 acres of gardens**
  - **Spanning four floors**
  - **Stylish finish throughout**
- **Fully converted basement rooms**
- **Three of the four bedrooms with ensembles**
  - **Large lounge**
  - **Bay fronted dining room**
  - **Stunning breakfast kitchen**
- **Highly desirable Urmston location**



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 Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

### **Reception hallway**

10'8" x 13'2"

Original stained and leaded door to the front with matchings. Wooden effect floor, multi fuel 'Stovey' stove and built in storage drawers. Coved ceiling

### **Dining room**

15'6" x 11'6"

uPVC double glazed bay window to the front with fitted plantation shutters. Coved ceiling, wooden effect floor and period style radiator. Ornate feature fireplace.

### **Lounge**

14'4" x 18'9"

Wooden effect floor with 'wet' underfloor heating. Feature Inglenook fireplace and hearth housing a gas stove. uPVC double glazed windows to the front and the rear. uPVC double glazed sliding doors set with a square bay leading to the rear patio. Ceiling rose and coved ceiling.

### **Breakfast kitchen**

17'3" x 21'5"

A comprehensive range of fitted wall and base units with a quartz worktop with glass splash back and feature lighting. Integrated induction hob, extractor fan, steam and conventional, microwave oven and plate warming drawer. Integrated fridge freezer and dishwasher. Island with undermounted sink along with instant boiling hot water tap. A 'wet' underfloor heating flooring system with porcelain tiles, Electric Velux and built in speaker system. Triple sliding double glazed doors, uPVC double glazed window to the side and double glazed door leading to the covered patio. Feature lighting, coved ceiling and LED spotlights. Stairs leading down to the converted basement.

### **Cloaks area**

Built in storage unit with ample hanging and shelving space. Tiled floor.

### **Downstairs WC**

A two piece suite comprises low level WC and vanity wash hand basin, Tiled floor. uPVC double glazed window to the front with fitted plantation shutters.

### **Basement - converted basement lobby**

Wooden bi-folding doors through to the home office. Double glazed window to the side. Built in storage cupboard.

### **Basement - WC**

A contemporary two piece suite comprises low level WC and wash hand basin. Stone tiled floor and walls. Upright radiator. uPVC double glazed window to the front.

### **Basement - home office**

23'6" x 12'1"

Two built in storage, wood double glazed windows, spotlights and period style radiator.

### **Basement - Utility room**

6'2" x 5'11"

A range of fitted wall and base units with space for appliances. Incorporating a single unit sink with mixer tap. Splash tiled Centralised vacuum Allegro, Glow worm gas central heating boiler.

### **Basement - garden room**

13'10" x 20'6"

Sunken five person spa, fitted bar, 'Wet' underfloor heating, speaker system and electrically controlled skylight. Double glazed door to the side. Double glazed sliding doors giving access to a further southerly facing patio. Bi-folding doors through to the home gym.

### **Basement - shower room/changing room**

'Wet' Underfloor heating, electric shower and extractor.

### **Basement - home gym**

11'1" x 18'2"

Feature lighting, spotlights, coved ceiling and upright radiator. Double doors through to the games room.

### **Basement - games room**

12'11" x 20'0"

uPVC double glazed window to the front. Feature lighting and spotlights. Period radiator and upright radiator.

### **Basement - shower room**

7'5" x 5'5"

A contemporary three piece suite comprises low level WC, wash hand basin and shower cubicle. Stone tiled floors and walls, uPVC double glazed window to the side.

### **Shaped first floor landing**

Open balustrade, period style radiator, period features and stairs leading to the second floor. uPVC double glazed window to the front.

**Bedroom one**

12'11" x 20'9"

uPVC double glazed bay window to the rear with uPVC double glazed door leading to a southerly facing rear balcony. uPVC double glazed French doors with Juliet balcony. Hot and cold air conditioning. Coved ceiling, upright radiator and spotlights. A range of built in wardrobes with ample hanging and shelving space.

**Ensuite shower room**

A four piece suite comprises low level WC, 'his and hers' sink with shower cubicle. Tiling to compliment and tiled floor with electric underfloor heating. uPVC double glazed window to the rear.

**Bedroom two**

15'0" x 11'7"

uPVC double glazed bay window to the front with fitted plantation shutters. Coved ceiling and period style radiator. A range of built in wardrobes with ample hanging and shelving space.

**Ensuite shower room**

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment and tiled floor.

**Bedroom three**

10'9" x 10'7"

uPVC double glazed window to the rear and radiator. Ornate cast iron period fireplace.

**Family bathroom**

A modern three piece suite comprises low level WC, wash hand basin and whirlpool bath. Fitted television, storage units and tiled floor with electric underfloor heating. uPVC double glazed windows to the side and the rear.

**Shaped second floor landing**

Closed balustrade.

**Bedroom four**

19'3" x 25'5"

Two Velux windows and spotlights. Spotlights and storage into the eaves. Double glazed French doors with Juliet balcony. Radiator.

**Ensuite shower room**

A three piece suite comprises low level WC, wash hand basin with storage below and large shower cubicle. Tiling to compliment and tiled floor with electric underfloor heating. Ladder radiator, feature lighting and Velux window.

**Externally**

Accessed from the kitchen there is a covered patio area which enjoys views overlooking the extensive gardens. The south facing grounds are fabulous & something unique in the area. Spanning approximately 2 acres there are manicured lawned gardens, several patio areas, a well stocked pond which is a registered fishery & a wealth of greenery which is home to an array of wildlife. There is an impressive driveway to the front which continues to the side & in turn leads to the rear. There are two EV charging points, outside water, lighting & power. Within the grounds there is a double garage, brick built store room, a workshop, double glazed garden room & a detached garden store. The garage and outbuildings benefit from power and water. There is CCTV monitoring all the grounds for peace of mind and privacy.

**Double garage**

A brick double garage with power, water and lighting. Two and over doors to the front.

**Information**

The property was built in 1904 and extended by our clients in 2022. The grounds are approximately 2 acres, The property boasts a built in vacuum with point on each level.

**Tenure**

The property is freehold.

**Council tax**

The property is council tax band E.

**Property disclaimer**

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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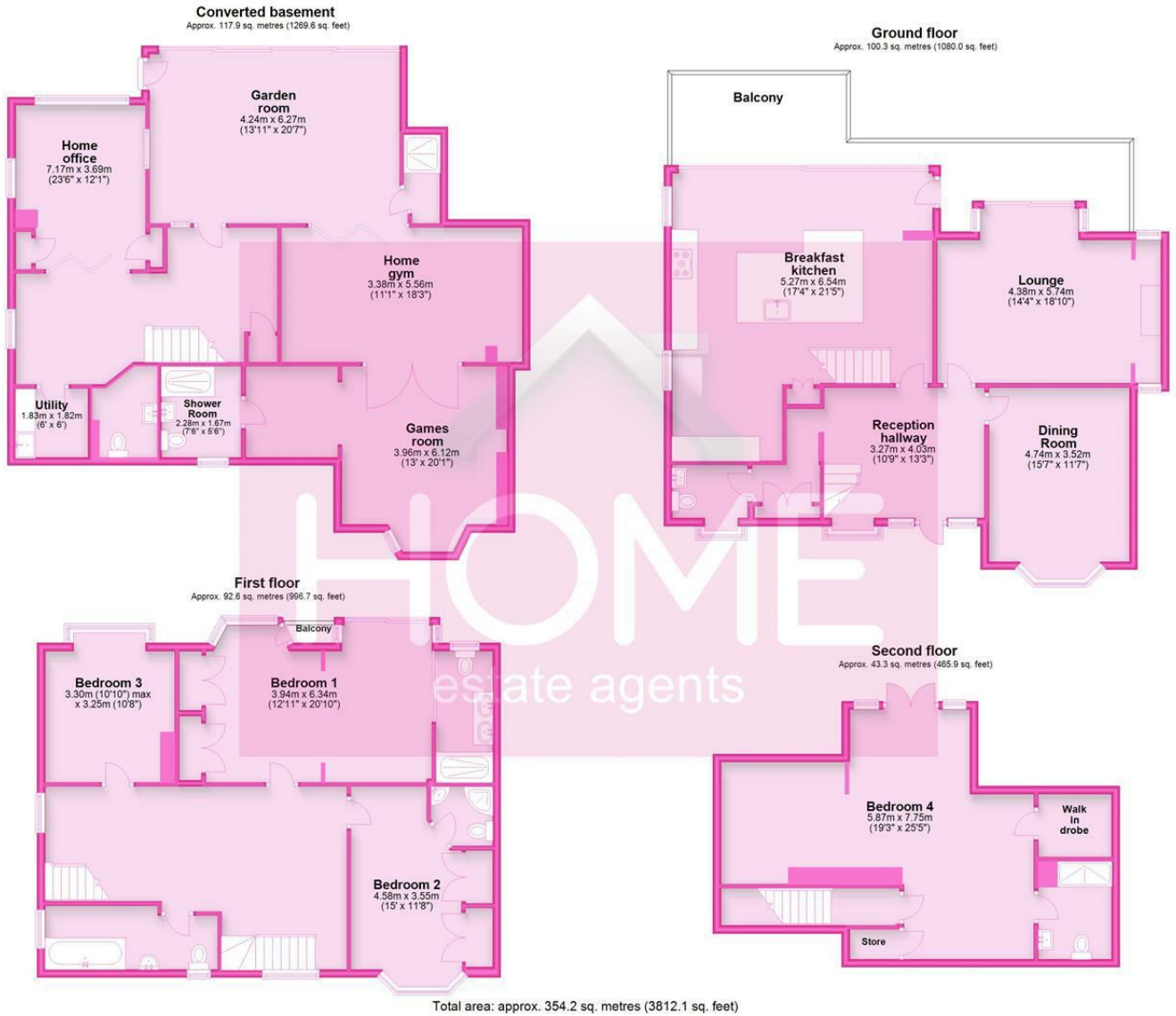


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