



GASCOIGNE HALMAN

THE COPPINS, 16 HILL TOP, HALE, WA15 0NJ

THE AREAS LEADING ESTATE AGENT



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£3,000,000

A splendid detached family residence set within a magnificent private garden plot, circa one acre.

This fine detached residence is believed to date back to 1922 and has been a wonderful family home to the current owners for nearly 50 years. Although well cared for, the property is ripe for updating and re-development. The Coppins, sits on a magnificent 1 acre plot on the corner of Hill Top and Hargate Drive and is one of the largest plots in this prestigious address.



The property provides well-proportioned and spacious accommodation, arranged over four floors featuring some interesting original character features. The property is approached via a gated driveway which sweeps round to the front of the house and provides ample parking. There is a large garage block with a carport, double garage and garden store plus additional outbuildings providing ample storage.



The Coppins is nestled amidst expansive landscaped gardens, bordered by mature hedgerows and trees that shield the property, especially from Hill Top. Some of these trees reach impressive heights, enhancing the charm and character of the mature, green backdrop. Hill Top itself is a lush suburban street adorned with fully grown trees lining the road and surrounding the properties. These houses, typically spacious and detached, are set back from the road within generous gardens.

The architectural styles span different eras, ranging from Victorian and Edwardian to contemporary designs, the only cohesive feature that gives continuity to the immediate area is the rich greenery which often only permits a glimpse of the fabulous houses beyond. There is no dominant vernacular style, individuality is the style that defines the character of this neighbourhood. Some of these houses are the work of renowned architects such as Edgar Wood and Henry Goldsmith.

Although a wonderful family home with great scope for extension and improvement, there is obvious potential for complete demolition and redevelopment to build your own 'grand design' masterpiece, subject to planning.

DIRECTIONS

From our Hale Office travel along Westgate, at the end of the road turning right on to Broomfield Lane and right again on to Hale Road. Continue along Hale Road, passing the cemetery on the right hand side and at the traffic lights with Park Road, continue straight over in the direction of Hale Barns. Hill Top is the first turning on the right hand side and the property can be seen a short way along on the right hand side in numerical order.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

POSTCODE

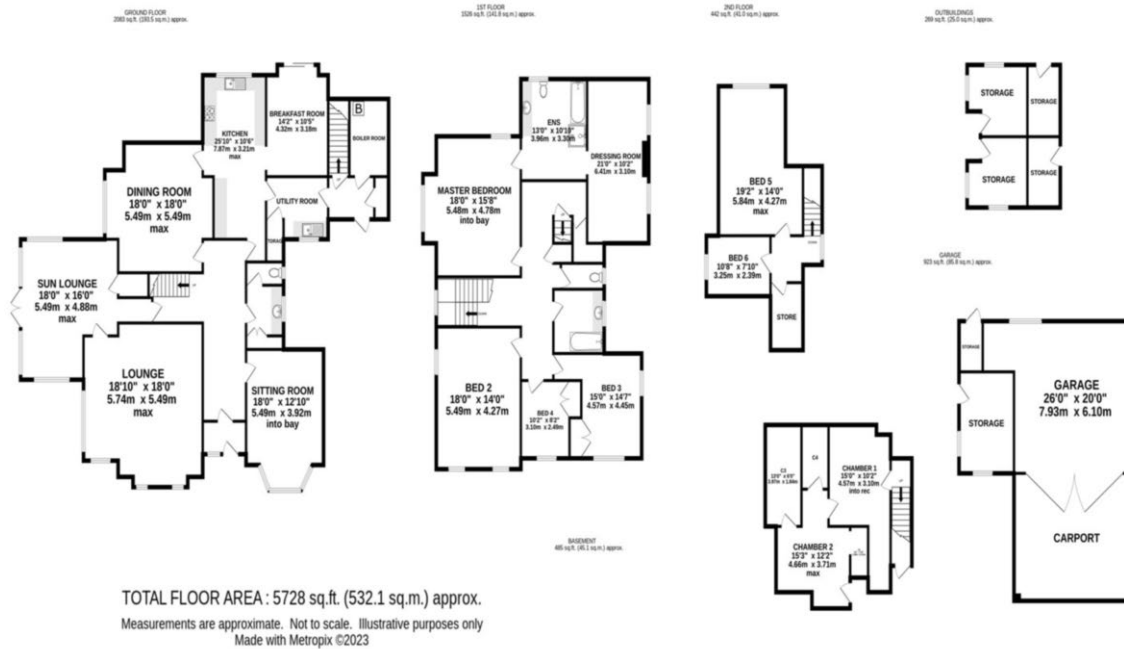
WA15 0NJ

TENURE

Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2023/2024 is £3753.52



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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