



**GASCOIGNE  
HALMAN**

16 CARRWOOD, HALE BARNES, WA15 0EE

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THE AREAS LEADING ESTATE AGENT



## 16 CARRWOOD, HALE BARNS, WA15 0EE

**£3,850,000**

An exceptional detached, modern, Arts & Crafts style family home, sitting in just under 0.4 of an acre of mature, established and manicured gardens. This most attractive house has been impeccably re-modelled and refurbished to form a truly stunning family home with exacting standards throughout. Particular attention has been paid to the finest of details and high quality materials. This is a distinct property sure to be coveted.





Exceptional detached, modern Arts & Crafts style family home

Sitting in just under 0.4 of an acre

Self-contained suite for a housekeeper or live-in nanny

Attached double garage and secure gated entrance

Four reception rooms and stunning bespoke kitchen

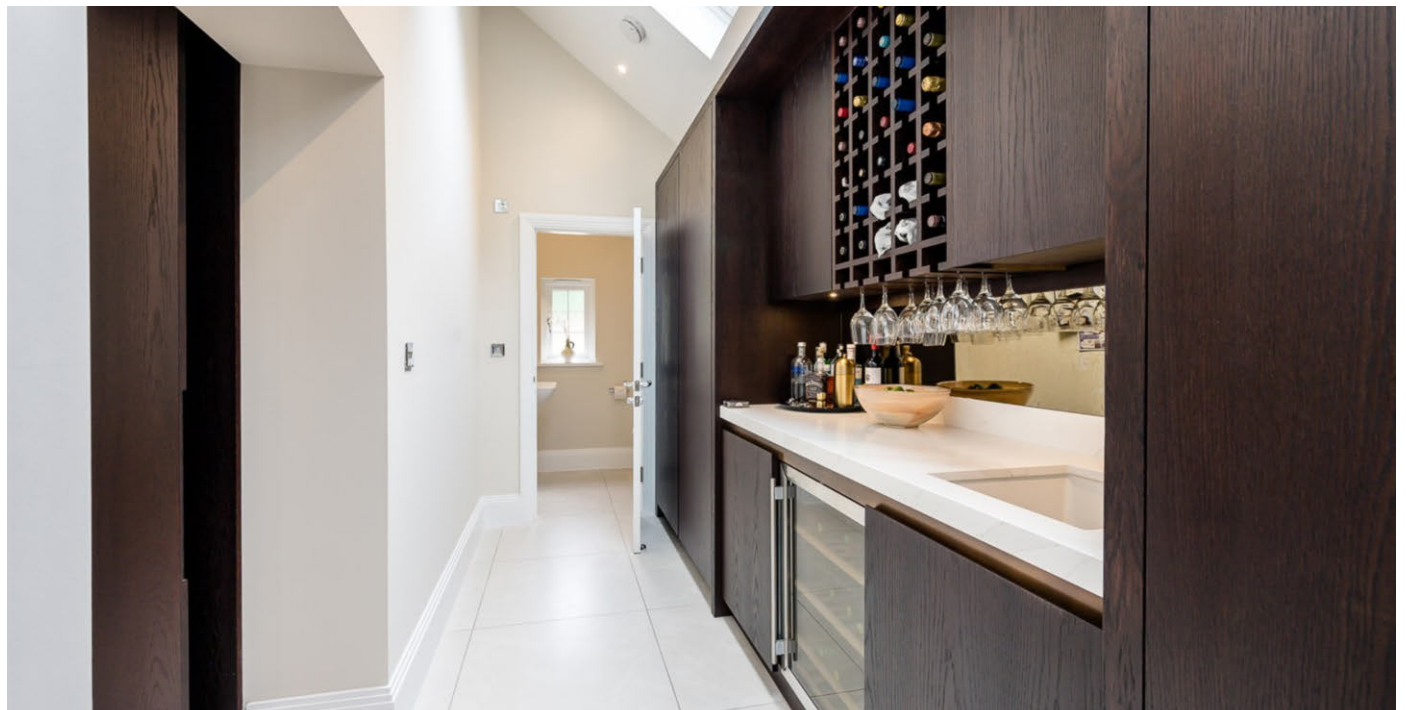
Master bedroom and Juliette balconies overlooking the garden



16 CARRWOOD | HALE BARNES, WA15 0EE

Upon entering this stunning property, you are greeted with an abundance of space and light with the double height entrance hall and galleried landing, from which the principal rooms are laid. To the front of the property there is a dining room opening through to the main lounge with feature fireplace. To the rear, there is a separate sitting room with bespoke cabinetry, housing the television and large bay with French door to garden. The stunning open plan living/dining kitchen features a large, working island and concealed doors leading to the bar and pantry with Zip hot water tap. This is a stylish every day family area, which is sure to be the central hub of the property. The bespoke kitchen features high quality cabinetry and fitted appliances. There is ample space for a large dining table to one end and a sitting area to the other, again with bespoke cabinetry housing the television. From the kitchen is a second WC and external door to garden. To the other side of the house is a large every day utility and laundry room with stairs to the first floor giving access to the annexe/guest suite with its own kitchen and bathroom. This is separate to the main body of the house making it ideal as a versatile self-contained suite for a housekeeper or live-in nanny. To the first floor are four double bedrooms and four bathrooms (three en-suite). The master bedroom boasts large windows with two Juliette balconies overlooking the rear garden, a large dressing room and a stunning four piece bathroom with twin sinks. There are three further bedroom two with contemporary en-suites and an addition luxurious family bathroom. The second floor offers exceptionally spacious and versatile living spaces featuring two bedrooms, office space and large cinema/games room, bathroom with additional WC. Set behind secure electric gates, the property has ample parking on the block paved driveway and an integral double garage. There is a pleasant open aspect to the rear, with a large patio abutting the rear of the house with up lighting, leading to an large expanse of lawn bordered with ornamental bushes, hedging and mature trees. To the far corner is an additional sun deck for evening relaxing. In all the plot extends to 0.4 of an acre. Located on a small spur road of Carrwood and therefore very secluded and private yet impressive with true street presence and set amongst other similar residences.







### **DIRECTIONS**

From our Hale office travel along Westgate, at the top turning right onto Broomfield Lane and right again onto Hale Road. Continue through the traffic lights towards Hale Barns centre, passing St Ambrose College on the right hand side and take the next turning on the right down Wicker Lane. At the mini roundabout turn left onto Chapel Lane and right onto Carrwood. Turn right onto the continuation of Carrwood and the property will be found a short way along on the right hand side.

### **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 0EE

### **TENURE**

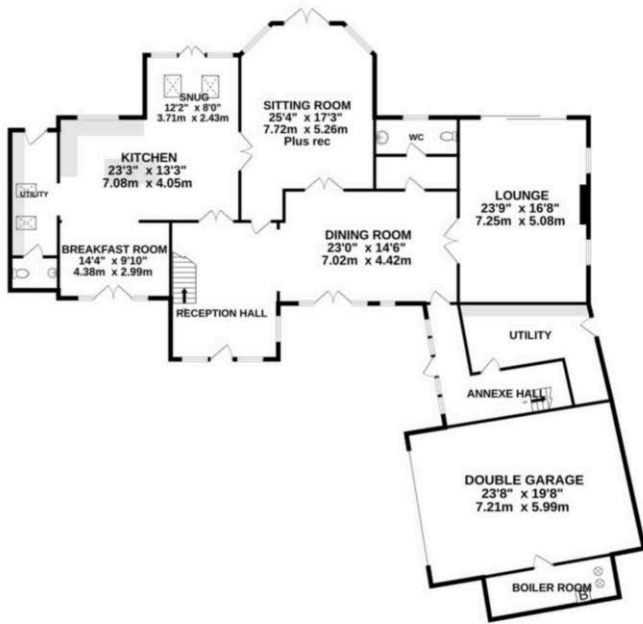
We believe the property to be Freehold. Subject to solicitors verification.

### **LOCAL AUTHORITY**

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



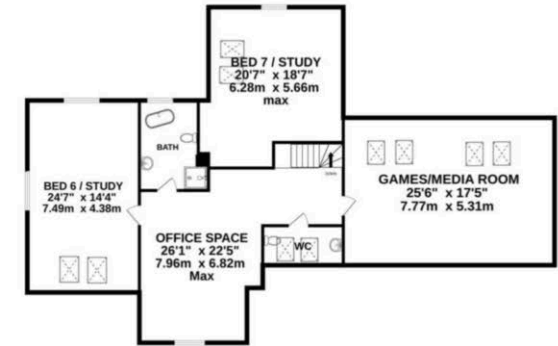
GROUND FLOOR  
3039 sq.ft. (282.3 sq.m.) approx.



1ST FLOOR  
2524 sq.ft. (234.5 sq.m.) approx.



2ND FLOOR  
1761 sq.ft. (163.6 sq.m.) approx.



TOTAL FLOOR AREA : 7323 sq.ft. (680.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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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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