



**GASCOIGNE  
HALMAN**

SUNBANK LANE, RINGWAY, ALTRINCHAM, EPC  
RATING : E / COUNCIL TAX : G

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THE AREAS LEADING ESTATE AGENT



## SUNBANK LANE, RINGWAY, ALTRINCHAM, EPC RATING : E / COUNCIL TAX : G

**£785,000**

Bryn Bollin detached chalet-style property, set back beyond a charming York stone driveway, offering both privacy and security. This charming residence is enveloped by mature, landscaped grounds that feature gently undulating lawns, and vibrant, well-stocked flower beds, and are framed by mature trees, all contributing to an atmosphere of seclusion.





The property boasts panoramic views of open countryside, both at the front and rear, making it a rare oasis that feels worlds away from urban life, yet is conveniently located just over a mile from the vibrant village centre of Hale Barns.

The accommodation within Bryn Bollin is generously proportioned, combining modern comforts with unique architectural features. The property is fully equipped with central heating and double glazing, ensuring a warm and inviting atmosphere throughout. Upon entering, you are greeted by a central entrance hall that elegantly connects the key living spaces. To one side lies the formal dining room, perfect for entertaining, while the other side reveals a superb L-shaped sitting room. This expansive sitting room is bathed in natural light from windows on both the front and rear, with the focal point being an inglenook fireplace, adding a touch of rustic elegance. Adjacent to the sitting room is a substantial conservatory that opens directly onto the fabulous gardens, blurring the lines between indoor and outdoor living. The contemporary breakfast kitchen is a chef's delight, featuring sleek, integrated appliances and seamlessly flowing into the separate dining room, ideal for family gatherings. An adjacent utility room and a convenient cloakroom/WC complete the ground floor layout.

Ascending to the first floor, the main bedroom enjoys a prime position at the rear of the property, offering peaceful countryside views. Three further double bedrooms provide ample space for family and guests, all served by a stylish, contemporary family bathroom/WC.

Externally, the property is equally impressive. A long carport and an ample driveway provide generous parking solutions, while the private gardens to the front and side create a tranquil retreat. Bryn Bollin is ideally situated, surrounded by picturesque countryside yet just ten minutes from the centres of Hale Barns and Wilmslow, with excellent access to the North West motorway network and Manchester International Airport, making it a perfect blend of rural tranquility and urban convenience.

#### **DIRECTIONS**

Travel along Ashley Road in the direction of Ashley to the Wolf Grange apartments, turning left on to Park Road. Pass the shops on the right-hand side and continue onto Arthog Road. Take the road around to the left onto Bankhall Lane until the road becomes Broad Lane and then Hawley Lane. At the mini roundabout take the 2nd exit onto Chapel Lane, turning right onto the continuation of Chapel Lane and straight on where the road becomes Sunbank Lane. The property can be found a short distance along on the left-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 0PZ

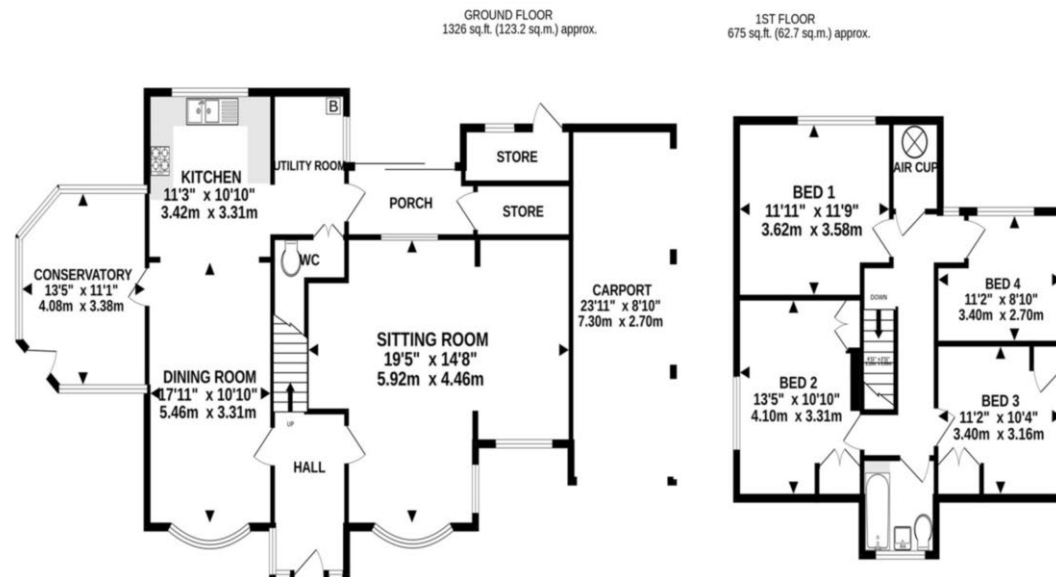
#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Trafford Borough Council. Tax band G. Amount payable for 2024/2025 is £3284.78





TOTAL FLOOR AREA : 2001 sq.ft. (185.9 sq.m.) approx.  
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