



**GASCOIGNE
HALMAN**

FIOLA HOUSE, CARRWOOD, HALE BARNES

THE AREAS LEADING ESTATE AGENT



FIOLA HOUSE, CARRWOOD, HALE BARNES

£3,250,000

Fiola House is an exquisite, detached residence located on the sought-after Carrwood. Commissioned by a private client, this exceptional home showcases meticulous attention to detail and top-tier specifications throughout. Offering over 6,400 sq. ft. of versatile living space arranged across three floors, the property features six bedrooms and six bathrooms, making it ideal for modern family living.





Stunning detached property

Highly desirable residential location

Secure gated entrance and double garage

Landscaped garden to the rear

Approx 6400 sq ft

Plot of just under 0.4 of an acre

Four generous reception rooms

Stylish breakfast kitchen

Six double bedrooms

Six contemporary bath/shower rooms

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Equipped with cutting-edge technology, Fiola House includes a Sonos wireless sound system, internal and external CCTV, Cat 5 HD wiring, underfloor heating, and luxurious Villeroy and Boch sanitaryware with Grohe taps. The spacious and practical layout is designed to provide excellent family living, as depicted in our floor plan. Set on a generous plot just under 0.4 acres, the home boasts a very private rear aspect with expansive gardens, gated parking, and a double garage.

The ground floor, encompassing over 3,000 sq. ft., offers versatile living spaces. Upon entering, you are greeted by an impressive hallway with a striking feature staircase leading to the first floor. A guest WC and cloakroom are conveniently located nearby. The spacious living room/lounge opens to the rear garden, creating a seamless indoor-outdoor flow. A formal dining room and a family room adjoin the kitchen, while the utility room provides access to the double garage. The true centrepiece of the home is the stunning open-plan kitchen, designed with an expansive range of units, a large island, and top-of-the-line Miele appliances. The kitchen flows effortlessly into dining and living areas, with direct access to the garden, perfect for entertaining and family gatherings.

The first floor houses the stunning master bedroom suite, featuring a vaulted ceiling with Velux windows, a private balcony, a dressing room, and a luxurious en-suite bathroom. Bedroom two is equally impressive, complete with a spacious dressing room and en-suite. Two additional bedrooms and a family bathroom occupy this floor. The wide landing leads to the second floor, where two further large double bedrooms, both with en-suite shower rooms, are found.

Fiola House is set behind an ornate wall with electric gates, leading to a spacious driveway accommodating multiple vehicles, and access to a double garage. The rear of the property reveals a beautifully landscaped garden, featuring an expansive paved patio and manicured lawn, bordered by mature trees and bushes. Offering privacy and security, the property enjoys a tranquil setting, backing onto other neighbouring gardens.

This outstanding property effortlessly combines luxury, practicality, and privacy, making it a perfect family home in an enviable location.







LOCATION

Hale Barns Village, with the redeveloped square, is within close proximity of the property, with excellent amenities, shops and public house. Close to Hale Barns is Hale Village with Hale railway station offering 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, House of Fraser, etc. and 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.



DIRECTIONS

From our Hale office travel along Ashley Road, turn left onto Westgate. At the top turn right onto Broomfield Lane and right again onto Hale Road. Continue along passing the cemetery on the right and at the traffic lights proceed straight across towards Hale Barns. At the war memorial turn right onto Wicker Lane passing the Bulls Head public house on the left and at the mini roundabout turn left onto Chapel Lane. Take the first road on the right into Carrwood. Follow Carrwood along its length and in a short distance the property will be located on the left hand side identified by a Gascoigne Halman 'For Sale' board.



POSTCODE

WA15 0ER

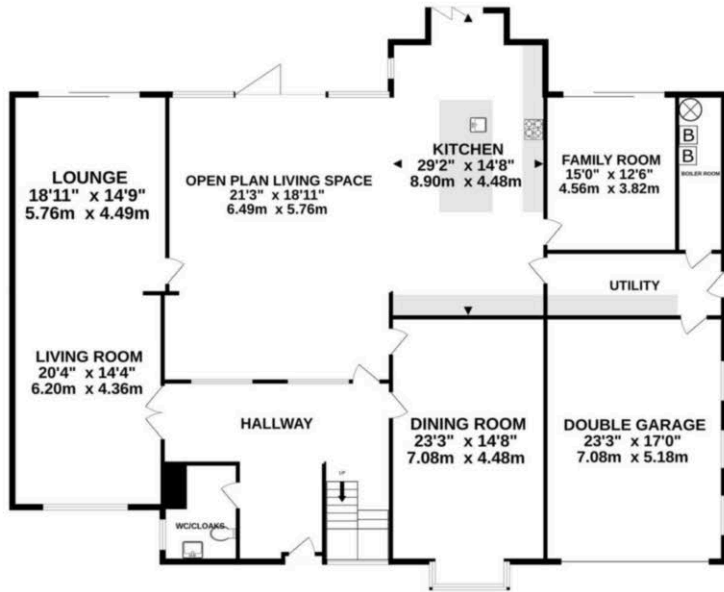
TENURE

Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2024/2025 is £3941.76

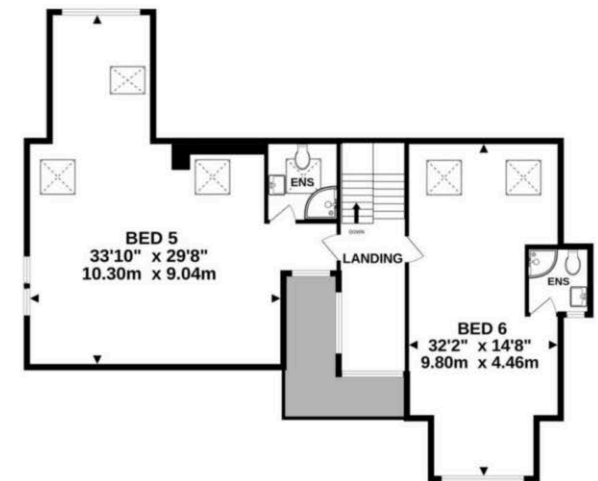
GROUND FLOOR
3039 sq.ft. (282.3 sq.m.) approx.



1ST FLOOR
2071 sq.ft. (192.4 sq.m.) approx.



2ND FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA : 6417 sq.ft. (596.2 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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