



**GASCOIGNE
HALMAN**

BARRY RISE, BOWDON, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



BARRY RISE, BOWDON, ALTRINCHAM

£3,000,000

This exceptional modern detached home offers expansive and well-appointed living spaces, nestled in a highly sought-after location. Arranged over four floors, this property boasts versatile accommodation with broad appeal, particularly for families.





Over 6700 sq ft of accomodation

Master Suite with private Balcony

Spacious Entertainment Lounge

Bar and Games Room

Fully equipped Cinema Room

Jacuzzi Spa and Sauna

Large driveway with electric gates

Extensive and versatile accommodation



BARRY RISE | BOWDON, ALTRINCHAM

The basement is a true highlight, featuring a spacious entertainment lounge complete with a bar and games room, alongside a fully equipped cinema room and gym with access to an external terrace. Additionally, the basement offers a Jacuzzi spa room and a sauna, creating an ideal retreat for relaxation and leisure.

On the ground floor, a welcoming reception hall leads to a generous open-plan living, kitchen, and dining area with seamless access to the garden. There is also a convenient utility room with direct access to the integral garage. The floor further includes a formal dining room, a large lounge, and a study offering an ideal blend of spaces for both entertaining and everyday living.

The first floor is home to a luxurious master suite, complete with its own private balcony, two dressing areas, and an expansive en-suite bathroom. A guest bedroom with a dressing room and en-suite, along with two additional bedrooms, each with their own en-suite bathrooms, provide an excellent level of comfort and privacy for family members or guests.

The second floor includes two further bedrooms, a family bathroom, and a versatile occasional bedroom/den, perfect for a home office or additional living space.

Set within beautifully landscaped gardens spanning just under a third of an acre, the property is accessed through electric gates and offers ample secure off-road parking on the large driveway, in addition to the integral garage. The rear garden is an outdoor sanctuary, with a paved patio featuring lighting, mature trees, well-stocked borders, and a hedgerow providing a high level of privacy perfect for enjoying peaceful moments outdoors.







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.

LOCAL AUTHORITY

Trafford Borough Council Tax Band H - Amount payable for 2024/2025 is £3941.76

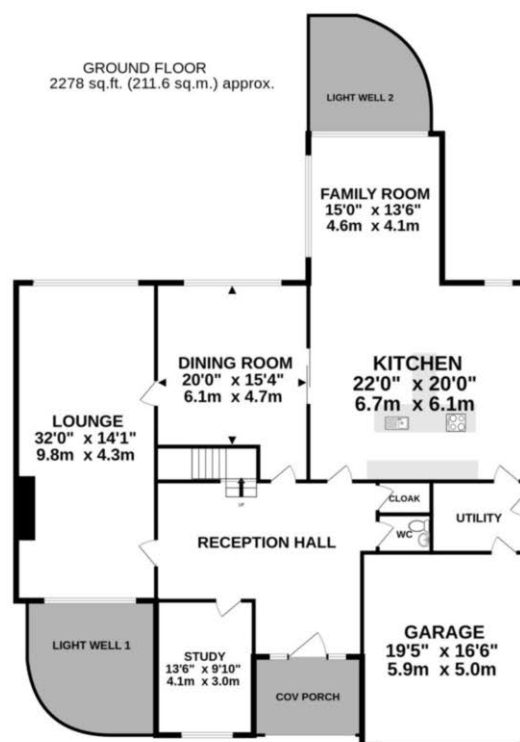
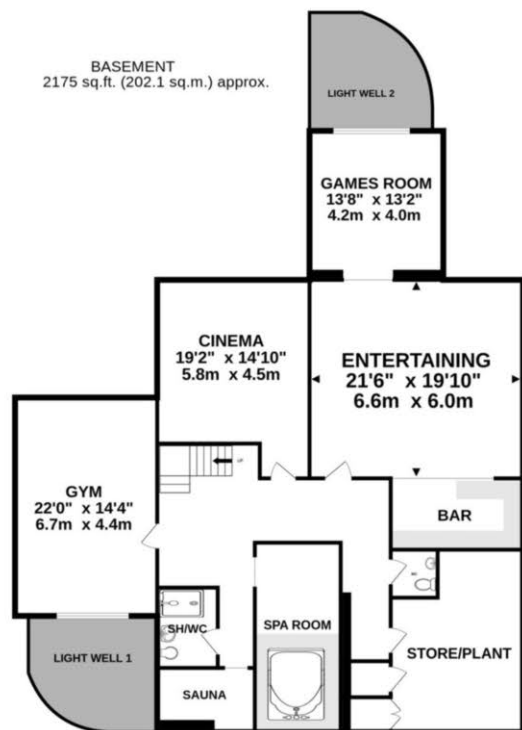
TENURE

Freehold

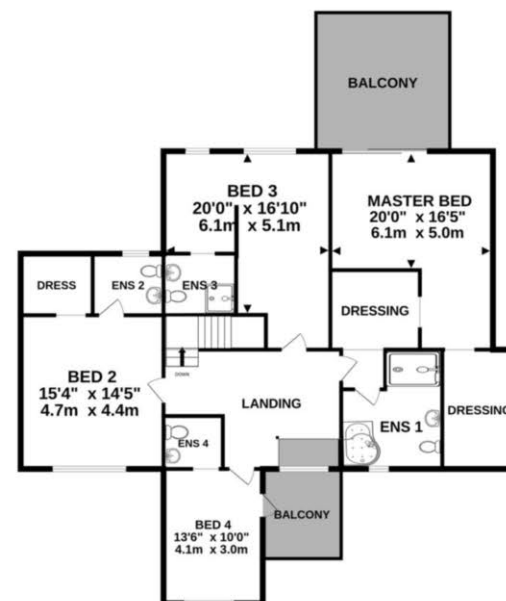
POSTCODE

WA14 3JS

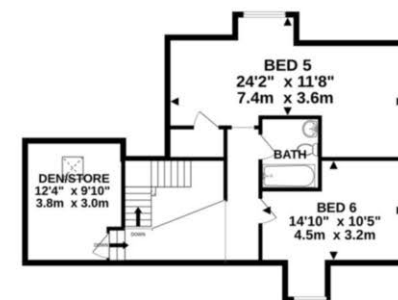




1ST FLOOR
1518 sq.ft. (141.0 sq.m.) approx.



2ND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 6713 sq.ft. (623.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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HALE OFFICE

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