



**GASCOIGNE
HALMAN**

HALE ROAD, HALE BARNS, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



HALE ROAD, HALE BARNs, ALTRINCHAM

£1,650,000

A Five Bedroom and three bathroom detached family home set in an exceptionally private and secure setting on a plot of just under an acre.





DESCRIPTION

An attractive country-style detached family home believed to be built in the 1930's. Offering spacious and well-proportioned accommodation over two floors a detached family home set in an exceptionally private and secure setting on a plot of just under an acre. Offering a tremendous opportunity for refurbishment or knock down and redevelopment.

A rare opportunity to acquire a substantial detached family residence set within a magnificent 0.95-acre plot. Backing onto open fields and the Hale Barns Cricket Club, this property offers a level of scale and privacy seldom found in a single plot. While the existing 3,000 sq. ft. home requires modernization, it serves as a stunning canvas for renovation or a development project.

Approached via a long, sweeping driveway, the property is set deep within its plot, providing a sense of seclusion and extensive off-road parking. The house sits centrally, framed by a deep, wide frontage and a screen of mature trees. The current home is characterized by its attractive rustic brick elevations and thoughtful layout. The ground floor features three well-proportioned reception rooms, a breakfast kitchen, and a utility room. Enhancing the living space are two versatile rooms, currently configured as a home gym and games room.

The first floor hosts five bedrooms served by two bath/shower rooms. This includes a generous principal suite featuring a dedicated dressing room and an en-suite shower room.

The rear gardens are a standout feature, laid principally to lawn and housing both an outdoor swimming pool and a tennis court. The grounds offer a picturesque, unobstructed backdrop over neighboring fields and the cricket club.

In addition to its appeal as a renovation project, the property is offered with outline planning permission for two detached houses.

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.

TENURE

Freehold

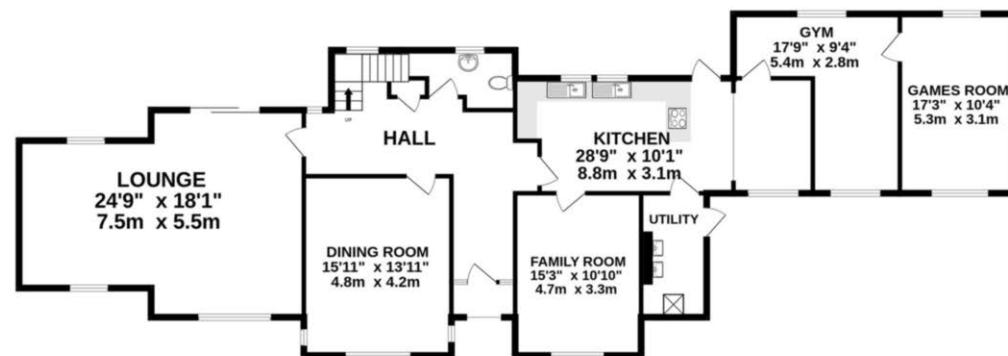
LOCAL AUTHORITY

Trafford Borough Council Tax Band G

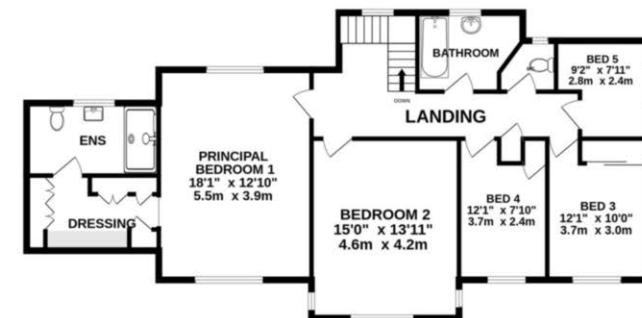
POSTCODE

WA15 8XX

GROUND FLOOR
1633 sq.ft. (151.7 sq.m.) approx.



1ST FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA : 3058sq.ft. (284.1 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.

Made with Metropix ©2025

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.

HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

**GASCOIGNE
HALMAN**