



## 49 CARRWOOD | HALE BARNES

OFFERS IN THE REGION OF £2,395,000

A stunning detached property constructed to an exceptional standard throughout and arranged over two floors extending to 3,500 sq. ft. Combining attractive architecture with well conceived planning and superb interior design to deliver a high specification family house. The accommodation briefly comprises recessed porch, entrance hall, WC, study, sitting room, open plan living/dining kitchen, utility room, principle bedroom with dressing room and en suite bathroom/WC, double bedroom with en suite shower room/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating, double glazing and pressurised hot water system. Remotely operated gates and integral garage. Approximately ½ an acre of beautifully landscaped grounds with south easterly aspect at the rear.

POSTCODE: WA15 0EN

## DESCRIPTION

An exceptional and stunning detached property. Extended, replanned and refurbished by the current owners to a very high standard throughout.

This individual family house features attractive elevations in brick with timber clad gables and includes large areas of glazing to create a naturally light interior. The outstanding Shaker style kitchen includes a centre island with marble counter top alongside a professional "Wolf" range cooker complemented by Miele and Gaggenau appliances. In addition, the lavish bathrooms are furnished with Antonio Lupi, Duravit and Hansgrohe fittings.

The ground floor is largely laid out for open plan living but split into distinctive areas. The centre piece is a bespoke fitted kitchen with adjoining utility room and adjacent living area with contemporary fireplace and bi-folding windows opening onto the stone paved rear terrace. Furthermore there is a spacious dining area also with bi-folding windows to the gardens. As well as the open plan living space, an elegant sitting room with the focal point of a modern recessed fireplace leads onto the landscaped grounds through French windows set within a matching glazed surround. The study features a range of quality fitted office furniture and a well appointed WC completes the ground floor accommodation.

At first floor level the principle bedroom suite benefits from a superb fitted dressing room and sumptuous bathroom complete with dual access walk-in shower. There is a further bedroom with fully tiled en suite facilities and two additional double bedrooms are served by the luxurious family bathroom also with separate walk-in shower.

Double glazing has been installed together with gas fired central heating including underfloor heating and a pressurised hot water system. Pocket doors are utilised in certain areas for versatility and there is an integrated audio system.

This exquisite home is set well back from the grass verge and tree lined carriageway and approached beyond remotely operated gates with stone paved driveway and integral double garage. The beautifully landscaped gardens are certainly a feature and comprise full width stone paved rear terrace plus vast expanse of manicured lawn with carefully designed borders and mature trees to provide a high degree of privacy. Importantly with a south easterly aspect to enjoy the sunshine throughout the day.

With its convenient position and revitalised village centre, Hale Barns remains hugely desirable and popular as a residential location. Only 12 miles from Manchester's vibrant city centre and minutes from the M56, Hale Barns could not be better placed. The location offers easy access to Manchester International Airport as well as Hale train station and the Metrolink station in Altrincham.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Hardwood panelled door set within timber framed double glazed side-screens.

#### ENTRANCE HALL

23'7" x 16'7" (7.19m x 5.05m)

Cloaks cupboard with double opening doors. Spindle balustrade staircase to the first floor. Panelled walls. Oak flooring. Recessed LED lighting. Period style radiator.

#### CLOAKROOM/WC

6'10" x 5'10" (2.08m x 1.78m)

White/chrome wash basin with mixer tap and cantilevered WC with concealed cistern. Opaque timber framed double glazed window to the front. Oak flooring. Wall light point. Extractor fan.

#### SITTING ROOM

22'7" x 17'3" (6.88m x 5.26m)

Recessed log effect living flame gas fire. Timber framed double glazed French windows set within matching side-screens to the rear. Tall timber framed double glazed picture windows to both sides. Built-in display shelves. Provision for a wall mounted flat screen television. Recessed LED lighting. Period style radiator.

#### LIVING/DINING KITCHEN

27'11" x 25'4" (8.51m x 7.72m)

With oak flooring and planned to incorporate:

#### LIVING AREA

Log effect living flame gas fire with recess for a flat screen television above. Timber framed bi-folding windows to the rear. Three velux windows. Wall light points.

#### DINING AREA

Fitted dresser unit. Timber framed bi-folding windows to the rear. Recessed LED lighting.

#### KITCHEN

Fitted with Shaker style base units beneath composite stone work surfaces/up-stands and 1 1/2 bowl stainless steel under-mount sink with mixer/Quooker instant hot water tap. Centre island/breakfast bar with marble counter tops and base units. Butler's pantry unit. Wolf range cooker with stainless steel splash-back and Westin professional cooker hood above. Stainless steel Gaggenau side-by-side larder fridge/freezer. Integrated Miele dishwasher. Timber framed double glazed window to the side. Recessed LED lighting.

#### UTILITY ROOM

11'6" x 11' (3.51m x 3.35m)

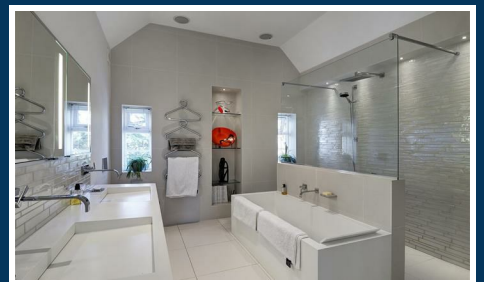
Shaker style wall and base units beneath polished granite work surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Matching storage units. Recess for dishwasher, automatic washing machine and tumble dryer. Timber framed double glazed door to the side. Built-in shelving flanked by timber framed double glazed windows to the front. Timber framed double glazed window to the side. Tiled floor. Recessed LED lighting.

#### STUDY

10'4" x 7'4" (3.15m x 2.24m)

Fitted office furniture including desk, shelving and cupboards. Timber framed double glazed window to the side. Oak flooring. Recessed LED lighting. Period style radiator.

### FIRST FLOOR



## LANDING

Partially panelled walls with integrated lighting. Spindle balustrade. Deep storage cupboard. Timber framed double glazed window to the front. Recessed LED lighting. Wall light point.

## BEDROOM ONE

21' x 14'3" (6.40m x 4.34m)

Fitted bedside tables set within a matching surround. Provision for a wall mounted flat screen television. Timber framed double glazed window to the rear and two to the side. Recessed LED lighting.

## DRESSING ROOM

13'1" x 11'1" (3.99m x 3.38m)

Fitted with a comprehensive range of hanging rails and shelving. Twin pedestal dressing table. Timber framed double glazed window to the front. Recessed LED lighting.

## EN SUITE BATHROOM/WC

15'7" x 10'9" (4.75m x 3.28m)

Entrance flanked by fitted drawers to both sides. White/chrome single piece twin wash basin with wall mounted mixer taps and cantilevered WC with concealed cistern. White/chrome bath with wall mounted mixer tap forming a partition with glass screen above. Dual access walk-in shower with thermostatic rain shower plus hand held attachment. Recessed shelving. Two timber framed double glazed windows to the front. Fully tiled. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

17' x 14'9" (5.18m x 4.50m)

Provision for a wall mounted flat screen television. Timber framed double glazed window to the rear. Recessed LED lighting.

## EN SUITE SHOWER ROOM/WC

12'2" x 4'9" (3.71m x 1.45m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower. Opaque timber framed window to the side. Fully tiled. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

## BEDROOM THREE

17'8" x 11'9" (5.38m x 3.58m)

Timber framed double glazed bay window to the rear. Recessed LED lighting.

## BEDROOM FOUR

13'4" x 12'7" (4.06m x 3.84m)

Fitted wardrobes containing hanging rails and shelving. Timber framed double glazed window to the front. Recessed LED lighting.

## FAMILY BATHROOM/WC

12' x 7'10" (3.66m x 2.39m)

White/chrome wash basin with mixer tap and cantilevered WC with concealed cistern. White/chrome bath with mixer/shower tap and wall mounted flat screen television. Walk-in shower beyond a glass screen with thermostatic rain shower. Opaque timber framed window to the side. Fully tiled. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### INTEGRAL DOUBLE GARAGE

17'9" x 17'2" (5.41m x 5.23m)

Remotely operated up and over hardwood door. Utility area with matt white base units, heat resistant work surfaces and inset stainless steel drainer sink with mixer tap. Wall mounted gas central heating boiler and pressurised hot water system. Opaque timber framed double glazed window to the side. Light and power supplies.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

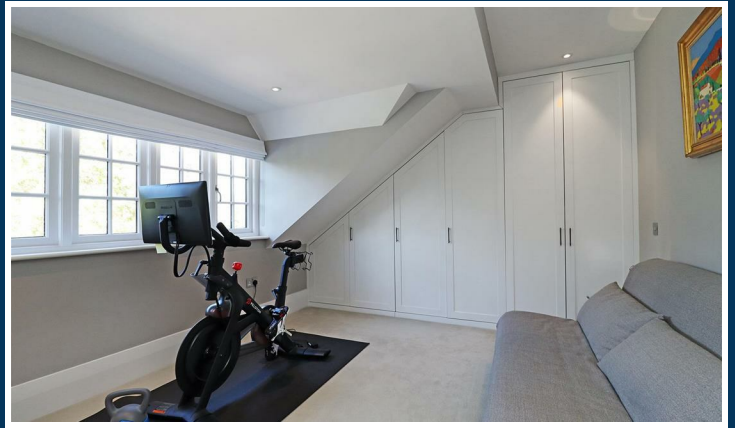
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## COUNCIL TAX

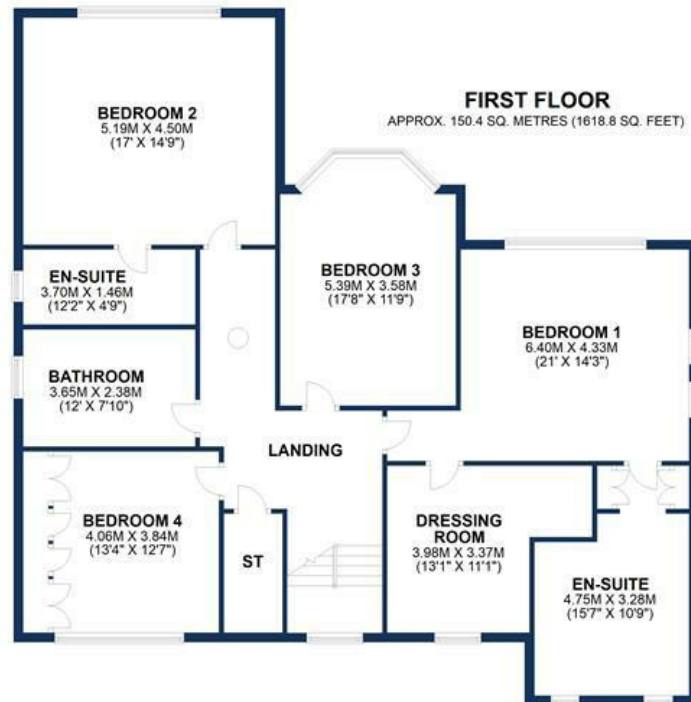
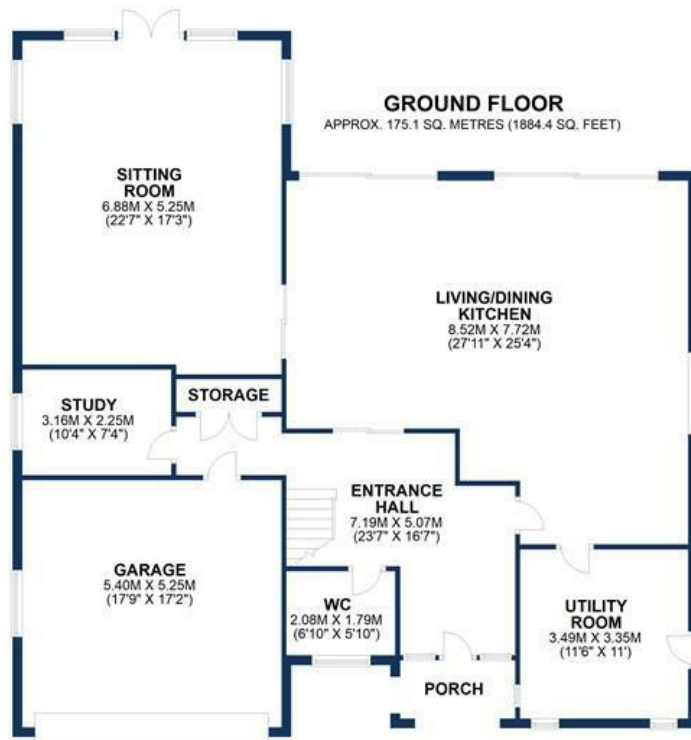
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## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 325.5 SQ. METRES (3503.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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