



SWALLOWS BARN BOW LANE | BOWDON

OFFERS OVER £1,500,000

A unique detached family house replanned, extended and refurbished to a high standard throughout. Set within landscaped grounds extending to approximately $\frac{1}{4}$ of an acre. The exceptionally well presented accommodation briefly comprises recessed porch, entrance hall, cloakroom/WC, sitting/dining room with feature fireplace, cinema room, living/dining kitchen with sliding windows to the rear terrace, utility room, principle bedroom with dressing area and en suite shower room/WC, four further double bedrooms and family bathroom/WC. Gas fired central heating and double glazing. Carriage driveway with remotely operated gates. Detached home office/gym and garden room.

POSTCODE: WA14 3LG

DESCRIPTION

Swallows Barn is positioned within arguably one of the finest residential locations and occupies a superb site measuring approximately ¼ of an acre. Constructed to an individual design this unique detached property has recently been the subject of a comprehensive program of refurbishment together with carefully planned extensions resulting in outstanding accommodation, tastefully appointed and enhanced by many refinements including a hand painted Shaker style kitchen, sumptuous en suite shower room and luxurious family bathroom alongside exquisite bespoke fitted furniture.

Set back beyond a carriage driveway with remotely operated gates the exceptional landscaped grounds feature a substantial home office/gymnasium and separate garden room with bar and ample space for socialising. In addition, the extensive paved terrace has been thoughtfully designed to incorporate a number of seating areas and is ideal for entertaining during the summer months. The manicured lawn is complemented by integral lighting to the borders and benefits from a high degree of privacy with aspects that capture the sunshine throughout the day.

This remarkable detached family house has been replanned and the centrepiece is a stunning open plan living/dining kitchen with adjacent utility room and grand sliding windows opening onto the gardens. The naturally light and spacious sitting/dining room is suitable to receive formal guests and also leads onto the rear terrace through bi-folding windows. Importantly there is a cinema room with integral media unit and well-appointed ground floor cloakroom/WC.

At first floor level the dual aspect principal bedroom has the added advantage of a dressing area, fitted furniture and en suite shower room/WC. Four further double bedrooms with fitted wardrobes are served by a centrally located family bathroom/WC complete with free standing bath and separate walk-in shower.

Gas fired central heating, air conditioning and double glazing has been installed together with underfloor heating to the living/dining kitchen and bath/shower rooms.

Positioned in close proximity to open countryside it is hard to imagine the village of Hale with its range of individual shops and restaurant lies just one mile distant and a little further is the award-winning town of Altrincham with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways and Manchester airport.

It is difficult to appreciate from the outside the extent of the beautifully presented accommodation within and an appointment to view is a rewarding experience.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Double opening wood grain effect composite front door set within opaque double glazed side-screens. EV charging point. Stone paving. Recessed LED lighting.

ENTRANCE HALL

21'11" x 15'11" (6.68m x 4.85m)

Spindle balustrade staircase with automatically illuminated oak tread. Shaker style panelled walls and matching built-in shoe closet. PVCu double glazed window to the front. Herringbone hardwood flooring. Recessed LED lighting. Radiator.

CLOAKROOM/WC

White/chrome traditional style vanity wash basin and cantilevered WC with concealed cistern set within tiled surrounds. Opaque PVCu double glazed window to the rear. Decorative tiled floor.

SITTING/DINING ROOM

With the continuation of the herringbone hardwood flooring and accessed through double opening glazed doors:

SITTING AREA

22'8" x 16'5" (6.91m x 5.00m)

Wood burning stove set within a revealed brick surround with natural wood mantelpiece. Provision for a wall mounted flat screen television. Wood slat panelled wall. Two PVCu double glazed windows to the front and PVCu double glazed window to the rear. Recessed LED lighting. Wall mounted air-conditioning unit. Two limited edition ornate radiators.

DINING AREA

23'6" x 8'6" (7.16m x 2.59m)

Aluminium bi-folding windows to the rear. Remotely operated blinds. PVCu double glazed windows to both sides. Wall mounted air-conditioning unit. Two tall radiators.

CINEMA ROOM

14'3" x 10'9" (4.34m x 3.28m)

Fitted media unit with bookshelves and matching Shaker style panelled walls. Herringbone hardwood flooring. Recessed LED lighting. Two wall light points. Wall mounted air-conditioning unit.

LIVING/DINING KITCHEN

26'5" x 23'9" (8.05m x 7.24m)

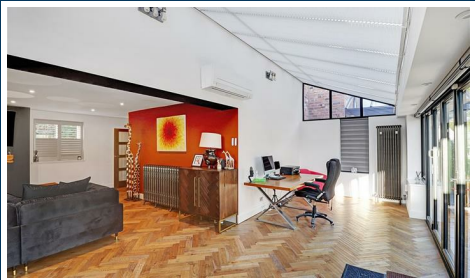
With tiled underfloor heating, air-conditioning and planned to incorporate:

DINING KITCHEN

Fitted with Shaker style wall and base units beneath quartz work surfaces/up-stands. Matching centre island with undermount stainless steel sink and mixer/instant hot water tap also incorporating a breakfast bar. Dresser units. Pantry units. Recess for a wide range cooker with quartz splash-back and stainless steel chimney cooker hood above. Recess and plumbing for an American styler fridge/freezer. Intergrated dishwasher and drinks/wine cooler. Ample space for a dining suite. Large format double glazed sliding windows to the rear. PVCu double glazed window to the side. Two roof lights. Recessed LED lighting.

LIVING AREA

Wood burning stove set within a revealed brick surround with natural wood mantelpiece. Provision for a wall mounted flat screen television. Reading alcove with fitted seating and bookshelves. PVCu double glazed windows to the front and side. Recessed LED lighting.



UTILITY ROOM

11'9" x 5'6" (3.58m x 1.68m)

Shaker style wall and base units beneath quartz work surfaces/up-stands and undermount stainless steel sink with mixer tap. Concealed space for an automatic washing machine and tumble dryer. Space for a fridge/freezer. PVCu double glazed window to the front. Tiled floor. Recessed LED lighting.

STORE ROOM

Wall mounted gas central heating boiler. Tiled floor. Recessed LED lighting.

FIRST FLOOR

LANDING

Built-in cloaks cupboard. Spindle balustrade. Two PVCu double glazed windows to the rear. Two period style radiators.

BEDROOM ONE

16'3" x 12' (4.95m x 3.66m)

Fitted furniture including wardrobes with automatic internal illumination. Chest of drawers with natural wood countertop and matching cupboards. Provision for a wall mounted flat screen television. PVCu double glazed windows to the front and rear. Wall mounted air-conditioning unit. Radiator.

DRESSING AREA

Fitted dresser unit. PVCu double glazed window to the rear. Recessed LED lighting.

EN SUITE SHOWER ROOM/WC

10' x 7'2" (3.05m x 2.18m)

Fully tiled with underfloor heating and fitted with a white/matt black suite comprising vanity wash basin with mixer tap, walk-in shower with thermostatic rain shower plus handheld attachment and low-level WC. Matching tall cabinet. Mirror fronted cabinet. Opaque PVCu double glazed window to the front. Recessed LED lighting. Chrome heated towel rail.

BEDROOM TWO

16'3" x 14'3" (4.95m x 4.34m)

Fitted wardrobes containing hanging rails, shelving and drawers. Matching display shelves. Provision for a wall mounted flat screen television. PVCu double glazed windows to the front and rear. Wall mounted air-conditioning unit. Radiator.

BEDROOM THREE

14'6" x 12'2" (4.42m x 3.71m)

Fitted wardrobes containing hanging rails, shelving and drawers. Dresser unit and display shelves. PVCu double glazed window to the front. Radiator.

BEDROOM FOUR

12'2" x 10'1" (3.71m x 3.07m)

Fitted dressing table flanked by wardrobes containing hanging rails, shelving and drawers. Provision for a wall mounted flat screen television. PVCu double glazed window to the front. Radiator.

BEDROOM FIVE

12'2" x 9'11" (3.71m x 3.02m)

Fitted wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Radiator.

FAMILY BATHROOM/WC

10'5" x 10'3" (3.18m x 3.12m)

Fitted with a white/chrome suite comprising double ended free standing bath with floor mounted mixer/shower tap, wall mounted wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower with thermostatic rain shower plus handheld attachment. Mirror fronted cabinet. Fully tiled with built-in shelving and underfloor heating. Opaque PVCu double glazed window to the front. Recessed LED lighting. Chrome heated towel rail.

OUTSIDE

HOME OFFICE/GYM

24'1" x 10'3" (7.34m x 3.12m)

PVCu double glazed/double opening doors flanked by matching windows with integrated blinds. Wood effect flooring to the office area and specialist flooring to the gymnasium. Six wall light points. Wall mounted air-conditioning unit.

GARDEN ROOM

13'3" x 9'2" (4.04m x 2.79m)

Currently used as a pub with bar and space for socialising. Provision for a wall mounted flat screen television. Timber framed double glazed/double opening doors and matching windows to the front and side. Wood flooring. Wall mounted air-conditioning unit.

COVERED TERRACE

Beneath a pitched transparent roof with space for a barbeque and pizza oven plus dining table and chairs.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

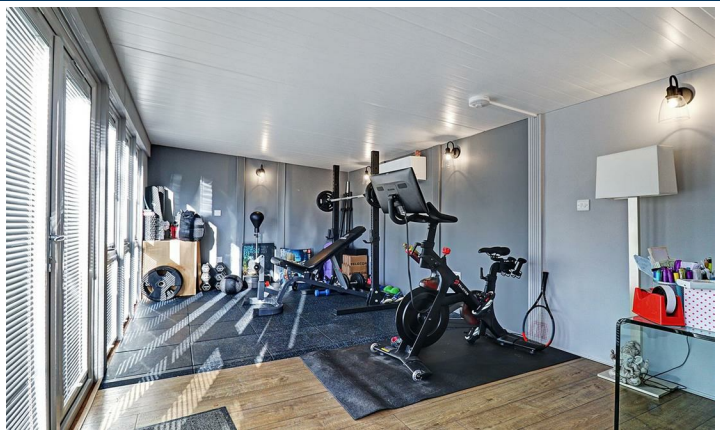
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band H

NOTE

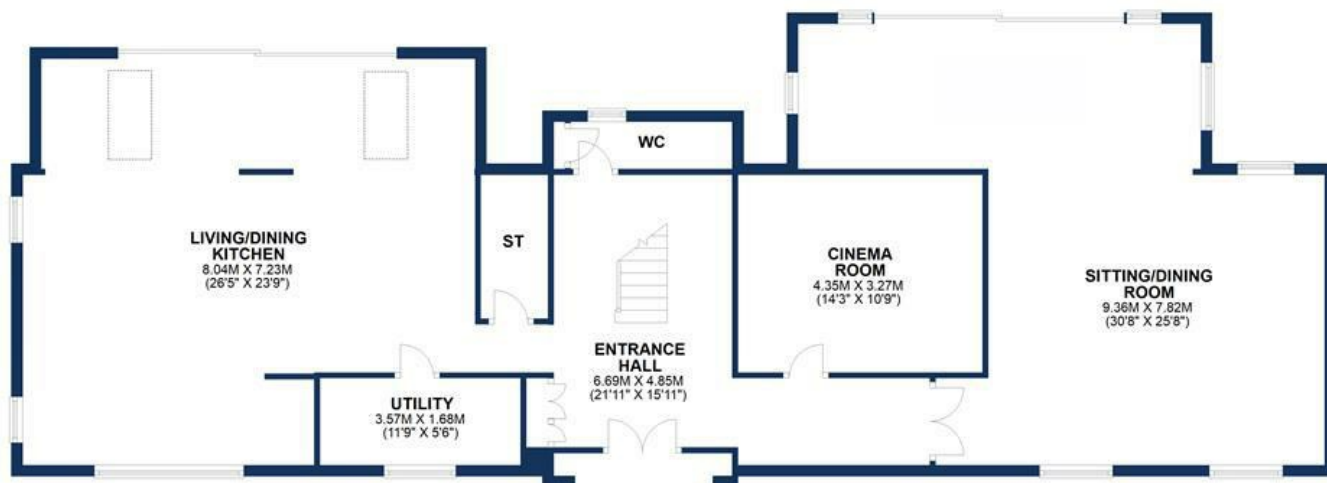
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and 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, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



GROUND FLOOR
APPROX. 192.9 SQ. METRES (2075.9 SQ. FEET)



FIRST FLOOR
APPROX. 119.5 SQ. METRES (1286.2 SQ. FEET)



TOTAL AREA: APPROX. 312.4 SQ. METRES (3362.1 SQ. FEET)
Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM