



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# Barrow House Hawley Lane

Hale Barns, Altrincham, WA15 0DJ



£2,300,000

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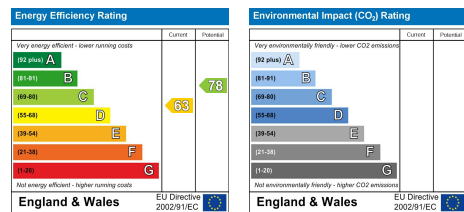


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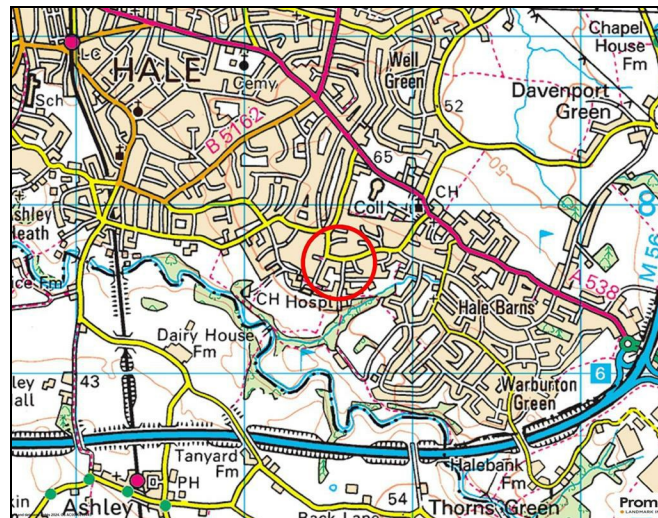
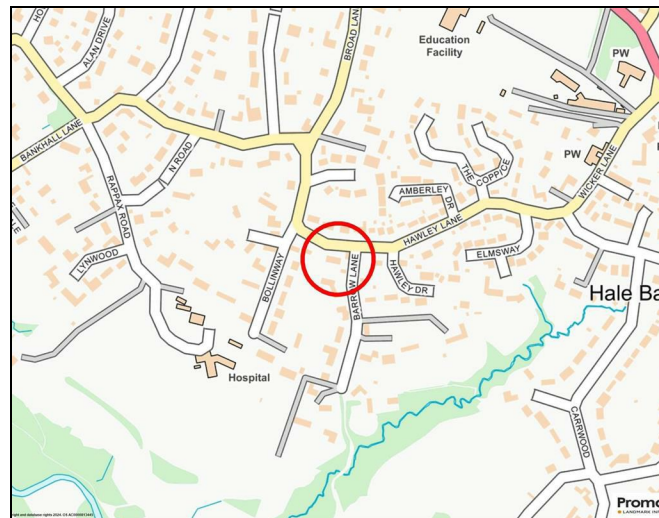
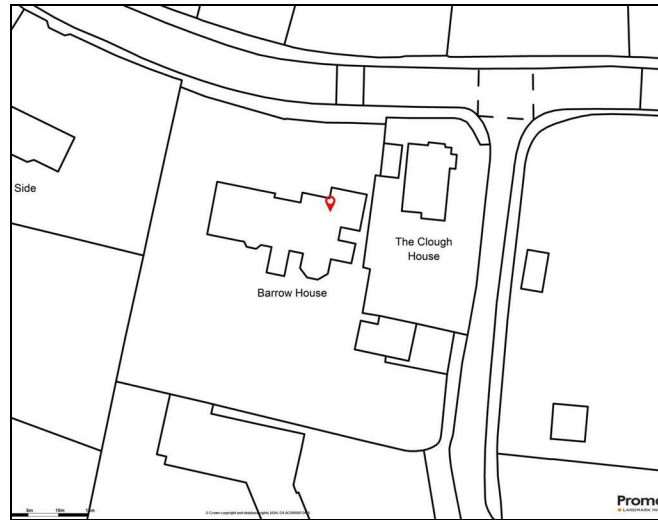


## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church into Harrop Road. Harrop Road becomes Planetree Road and at the end of Planetree Road, turn left onto Park Road. At the traffic lights turn right onto Hale Road. Continue along Hale Road and just after Holy Angels Church turn right into Wicker Lane. At the bottom of Wicker Lane there is a mini roundabout; turn right onto Hawley Lane and the property is the second house on the left after passing Barrow Lane.



# overview

A SUPERB DETACHED FAMILY HOME ON STANDING A MATURE 0.50 ACRE GARDEN PLOT, LOCATED ON THIS DESIRABLE LANE WITHIN WALKING DISTANCE OF HALE BARNES CENTRE. 4948 SQFT

Porch. Entrance Vestibule. Reception Hall. Garden Room. Lounge. Dining Room. Family Room. Study. Breakfast Kitchen. Utility. Cloaks. GFWC Five Double Bedrooms. Three Bath/Shower Rooms. Two Driveways. Double Garage. Beautiful Gardens.



# in detail

A most attractive Arts and Crafts style Detached family home that's has been comprehensively updated, extended and improved during our client's long period of ownership and stands on a beautiful, mature Garden plot extending to approximately 0.50 of an acre, being South facing to the rear.

The property is located on this enormously desirable road within walking distance of Hale Barns Centre with Booths supermarket, Costa Coffee and other local convenience shops and within easy reach of Altrincham Town Centre, its facilities, the popular Market Quarter and The Metrolink.

In addition, the Synagogues on Shay Lane and Wicker Lane and Holy Angels Roman Catholic Church are also close by, and there is easy access to the M56/M60 motorway networks serving the region, Manchester City Centre and Manchester Airport.

The property offers extensive and versatile accommodation extending to approximately 5000 square feet, including a substantial Double Garage and provides a spacious Reception Hall with Garden Room off, Three well-proportioned Reception Rooms in addition to a fitted Home Study and a well-appointed Breakfast Kitchen and Utility Room off.

Over the Two Upper Floors are Five Double Bedrooms served by Three Bath/Shower Rooms, Two being En Suite to the Principal and Guest Bedrooms and including a fantastic Top Floor Bedroom affording great views.

All Principal Rooms within the property enjoy aspects of the gardens.

Externally, there are Driveways providing Parking off both Hawley Lane and Barrow Lane, in addition to a Detached Double Garage.

A fantastic family home in a brilliant location.

Comprising:

Recessed Porch to wood panelled entrance door to Entrance Vestibule with limestone design tiled flooring and paned door to the:

Reception Hall with limestone tiled flooring throughout and intricate corniced ceilings. Panelled doors to the Ground Floor Accommodation and glazed double doors with side windows leading through to the:

Garden Room with a continuation of the limestone flooring with windows and French doors enjoying an aspect of and giving access to the gardens.

Cloak Room and WC is well appointed with a white suite with a sliding door to the Cloaks cupboard.

The main Lounge and Dining Room are approached through double doors and an arched opening from the Hallway which connect to each other by wide openings flanking a chimney breast and fireplace feature within the Lounge.

The Lounge has French doors and full height windows onto the gardens with further windows, including a corner feature window with window seat overlooking the front garden.

The Dining Area has further windows overlooking the front and rear, including a bay window with window seat. Intricate corniced ceilings.

Family Room accessed via the Breakfast Kitchen with windows to the front and rear elevations and a cast iron stove fireplace feature with a stone fireplace surround and custom-built cabinets.

Home Study with window to the front and custom built Home Office furniture, cabinets and book shelving. Parquet style flooring.

Breakfast Kitchen with tiled flooring throughout and having a delightful, glazed surround dining area with windows overlooking the garden and a vaulted ceiling with inset skylight windows.

The Kitchen is fitted with an extensive range of painted finish wood fronted units with marble worktops over returning to a peninsular unit with inset sink unit. Freestanding Range cooker, which may be available to the incoming purchase subject to negotiation, inset into a chimney breast feature. Dresser style cabinets. Two integrated dishwashers and a fridge unit.

Rear Lobby with Boiler Room to one side, a door leading outside and a further door to the Utility Room with garden aspect. Built in units, integrated oven and space for a washing machine and dryer. Pantry.

First Floor Landing with doors to the Bedrooms and Family Bathroom, Windows to the front and a further staircase to the Second Floor.

Principal Bedroom Suite with windows overlooking the gardens. A door conceals a walk in under eaves storage space and an arched opening lead to a Dressing Room overlooking the gardens and fitted with an extensive range of wood finish wardrobes and furniture.

This Bedroom is served by a spacious En Suite Bathroom fitted with a white suite with marble surround, 'his and her' wash hand basins, toiletry cupboards and separate shower cubicle.

Bedroom Two with a window to the front and opening to a Dressing Area/Homework space.

Bedroom Three with a wide bay window overlooking the garden. Built in furniture.

Bedroom Four with a dormer style window to the front. Built in furniture.

The Bedrooms are further served by a Family Bathroom well-appointed with a white suite with marble surrounds, including a separate shower cubicle. Window to the rear.

Second Floor Landing.

Bedroom Five with two windows enjoying delightful garden views. Extensive wood finish built in furniture, including a homework study area and with natural wood flooring throughout.

This Bedroom is served by the adjacent Bathroom fitted with a white suite with marble surrounds with full bath and separate shower cubicle.

Externally, there are Two Driveways serving the property, the first Gated Driveway is approached off Hawley Lane and is entirely stone paved returning across the front of the property providing extensive Parking for a large number of vehicles. The Second Driveway is accessed off Barrow Lane providing Parking for at least two further vehicles and leading to the Detached Double Garage with brick-built Garden Store attached.

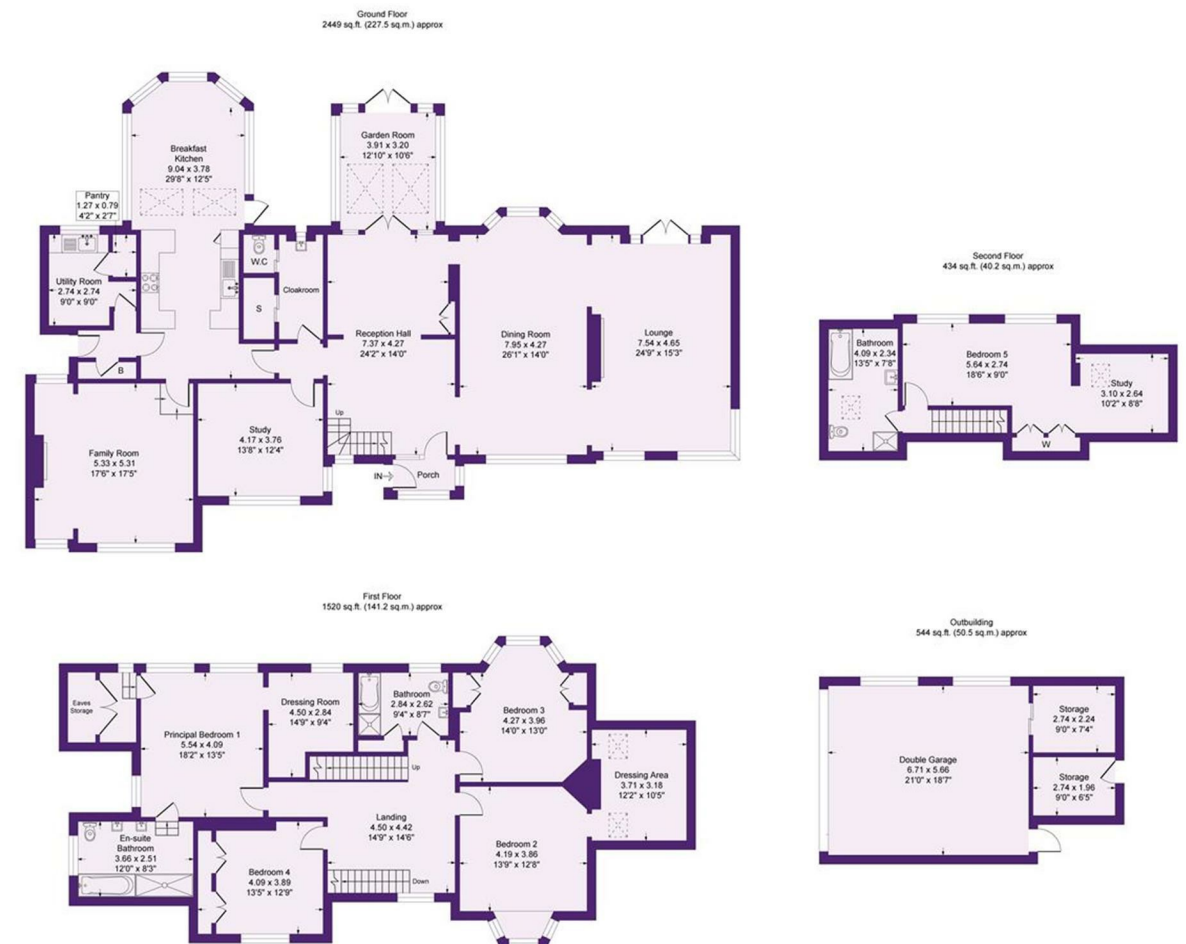
The Gardens to the property are without doubt one of the most attractive features, with the plot extending to approximately 0.50 of an acre with Gardens laid to the front, side and rear to deep expanses of lawn.

The maturely stocked borders are predominately evergreen providing excellent all year-round screening and the Garden enjoys a Southwest facing and therefore sunny aspect.

There are large York stone paved patio and terrace areas returning across the back of the house, accessed via the Lounge, Garden Room and Breakfast Kitchen and the rear aspect of the house is particularly attractive depicting the arts and crats style of the property.

This fabulous garden setting completes this lovely family home in a first-class location.

- Freehold
- Council Tax Band H



Total Floor Area : 4948 sq.ft. (459.6 sq.m.) approx  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.