



Hawley Lane | | Hale Barns | WA15 0DJ

Asking price £2,500,000



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## Key features

- Six-bedroom detached house in a prime Hale Barns location
- Grand hallway with wood panelling and a striking staircase
- Contemporary kitchen with marble surfaces and high-end appliances
- Spacious reception rooms with original fireplaces and tall windows
- Principal suite with en-suite bathroom and dressing room
- Detached summer house currently used as a gym, ideal for other uses
- Converted garage now a snug room, perfect for relaxing
- Landscaped gardens and terraces for private outdoor entertaining
- 0.33 Acre Plot
- EPC Rating: C | Council Tax Band H

## Description

An Exceptional 6-Bedroom Residence in the Heart of Hale Barns

Set within a generous private plot, this grand six-bedroom, six-bathroom detached home blends timeless elegance with contemporary style. From the moment you step inside, the craftsmanship and attention to detail are unmistakable — with intricate woodwork, beautiful stained glass, and statement fireplaces throughout.

A Standout Home in the Heart of Hale Barns

This elegant home pairs period grandeur with modern touches across 4,295 sq. ft. of living space. Behind secure gates and a sweeping driveway, it offers both privacy and style.

The grand hallway features wood paneling, a striking staircase, and black-and-white flooring. Reception rooms include a formal lounge, a separate dining room, and a ground-floor snug perfect for a cinema room. The kitchen is fitted with marble surfaces, bespoke cabinetry, and top-end appliances, flowing seamlessly into a light-filled breakfast area. A large utility room adds further convenience.

Upstairs, the principal suite includes a spacious bedroom, en-suite, dressing room, and walk-in closet. All additional bedrooms (except the loft room) have en-suite bathrooms and walk-in closets, providing comfort and flexibility for family or guests.

The detached summer house is currently a gym but could easily become a home office, studio, or guest suite.

Landscaped gardens and terraces create peaceful spots for relaxation or entertaining, while the large driveway and garage complete this exceptional property.

This is a rare opportunity to own a landmark home in one of Hale Barns' most sought-after addresses — beautifully balancing heritage and modern living.



## **Accommodation in Brief**

### **Ground Floor:**

- Welcoming entrance hall with wood panelling and a sweeping staircase
- Spacious lounge with feature fireplace and garden views
- Family room/snug for relaxing evenings
- Separate dining room, perfect for formal entertaining
- Study/office space ideal for home working
- Contemporary breakfast kitchen with central island and garden access
- Breakfast area for casual dining
- Utility room, cloakroom, and WC for practical living
- Several generous storage cupboards throughout the ground floor

### **First Floor:**

- Large grand hallway with a stunning glass chandelier
- Principal suite with spacious bedroom, en-suite bathroom, and an additional adjoining room ideal as a large walk-in closet or additional bedroom
  - Four further double bedrooms, all with en-suite bathrooms and walk-in closets, providing exceptional comfort and flexibility

### **Second Floor:**

- Sixth bedroom, offering a versatile space for guests, older children, or as an extra living area

### **External:**

- Detached summer house currently used as a gym
- Landscaped gardens with terraces and private seating areas
- Secure, gated driveway with ample parking

**Total Floor Area: Approx. 4,295 square feet (399 sq. meters)**











### Property Information

**Tenure:** Freehold

**EPC Rating:** C

**Services:** Mains electricity, water, drainage, mains gas are currently connected, Double glazing & gas central heating.

**Local Authority:** Trafford Borough Council Contact No: 01619122000

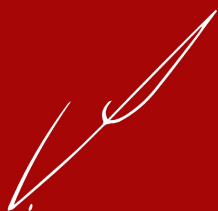
**Council Tax:** Band H

**Directions:** Postcode: WA15 0DJ

### DISTANCES

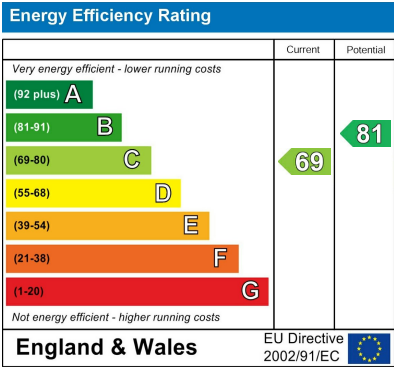
- **Hale Village:** 1.2 miles
- **Altrincham Town Centre:** 1.7 miles
- **Hale Barns Village Centre:** 0.5 miles
- **Manchester Airport:** 2.1 miles
- **Lymm:** 4.5 miles
- **Manchester City Centre:** 11 miles
- **Altrincham Metrolink Station:** 1.7 miles
- **Ashley Railway Station:** 1.2 miles
- **Mobberley Railway Station:** 2.6 miles
- **Wilmslow:** 4.9 miles
- **Knutsford:** 5 miles
- **East Didsbury:** 5.1 miles
- **Cheadle Hulme:** 5.6 miles
- **Alderley Edge:** 5.7 miles
- **Humphrey Park:** 5.8 miles
- **Navigation Road Metrolink Station:** 2.1 miles
- **Manchester Airport Metrolink Station:** 1.4 miles
- **Roundthorn Metrolink Station:** 2.4 miles
- **St Ambrose College:** 0.2 miles
- **Elmridge Primary School:** 0.5 miles
- **Well Green Primary School:** 0.6 miles
- **Stamford Park Primary School:** 1.2 miles
- **Bowdon CofE Primary School:** 1.4 miles

(All distances are approximate)



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Floor plans



julia@ferrari realestate.co.uk  
ferrari realestate.co.uk