



**Elcho Road, Bowdon, WA14**

**Offers In The Region of £1,250,000**



# Property Features

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- Impressive Five Bedroom Detached House
- Situated on a Private Road
- Three Reception Rooms
- Family Bathroom, Ensuite and Two Separate WC's
- Separate Utility Room and Garden Room
- Generous Gardens
- Detached Garage
- Short Walk to Altrincham Town Centre and Hale Village
- Located in the Heart of Bowdon
- In Catchment for Trafford Schools



## Full Description

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High Row Cottage is a fabulous five-bedroom home set on a private road in the heart of Bowdon. Just a short walk from Altrincham town centre and Hale village, this is an ideal family home with excellent commuter links and within the catchment area for Trafford's outstanding schools.

The property offers three reception rooms, five bedrooms, two bathrooms, a utility room, a garden room, and a detached garage, along with generous gardens. This is a wonderful opportunity to purchase a truly stunning cottage in a highly sought-after location.

## ENTRANCE HALL

The entrance hall is a generous and welcoming space, featuring a hardwood-framed double-glazed window overlooking the garden pond. It benefits from metro-tiled flooring, recessed spotlighting, and a double panel radiator. The hall provides access to the dining room, sitting room, shower room, and kitchen, with a carpeted staircase leading to the first-floor accommodation.

## LIVING ROOM

**24' 1" x 14' 0" (7.36m x 4.29m)**

The grand and light-filled living room, accessed via the dining room, benefits from three dual-aspect hardwood-framed double-glazed windows and front-aspect uPVC French doors opening onto the garden. The room features engineered wood flooring, recessed spotlighting, and a multi-fuel stove set on a tiled hearth, flanked on both sides by built-in bookcases. Additional features include two double panel radiators and a television point.

## DINING ROOM

**15' 2" x 13' 0" (4.64m x 3.97m)**

The dining room, accessed from the entrance hall, is a bright and elegant space featuring three large rear-aspect hardwood-framed double-glazed windows overlooking the garden pond, along with uPVC French doors opening onto the front garden. These elements flood the room with natural light. The room is finished with engineered wood flooring, recessed spotlighting, and two double panel radiators, and also provides access to the living room.

## SITTING ROOM

**14' 7" x 10' 9" (4.45m x 3.28m)**

The sitting room, which also serves as a third reception room, is a versatile space accessed from the entrance hall. It features a large side-aspect hardwood-framed double-glazed window. The room boasts a corner open fireplace with an exposed brick surround, a built-in bookcase, two wall-mounted uplighters, engineered wood flooring, a single panel radiator, and a television point.



## SHOWER ROOM

7' 10" x 3' 7" (2.4m x 1.1m)

The conveniently located ground-floor shower room, accessed from the entrance hall, features fully tiled walls and flooring. It is fitted with a shower cubicle with a thermostatic shower, a low-level WC, a pedestal hand wash basin, and a double panel radiator.



## KITCHEN

17' 8" x 11' 3" (5.40m x 3.43m)

The kitchen, accessed from the entrance hall, benefits from two side-aspect hardwood-framed double-glazed windows offering lovely views over the garden. The room features metro-style tiled flooring, a white wood-panelled ceiling with recessed spotlighting and an additional pendant light fitting. There are matching base and wall-mounted units with tiled work surfaces, incorporating an integrated stainless steel one-and-a-half bowl sink. Further features include a double panel radiator, space for a freestanding fridge freezer, and space for a range-style cooker. The kitchen also houses the Worcester boiler. There is also access from the kitchen to a convenient pantry for additional storage.



## UTILITY ROOM

10' 0" x 6' 10" (3.05m x 2.10m)

The utility room, accessed via the kitchen, features a side-aspect hardwood-framed double-glazed window and metro-style tiled flooring. It provides additional counter space with room and plumbing beneath for a washing machine, tumble dryer, and dishwasher. Further benefits include a pendant light fitting, a built-in storage cupboard, and access to an additional storage room.



## GARDEN ROOM

11' 1" x 9' 2" (3.40m x 2.80m)

The garden room features a side-aspect hardwood-framed double-glazed window that floods the space with natural light, complemented by a uPVC door opening directly onto the garden. Additional highlights include tiled flooring and multi-directional strip spotlighting.



## MASTER BEDROOM

14' 9" x 10' 11" (4.50m x 3.33m)

A generous master bedroom with access to walk in wardrobe and an en suite shower room. This bedroom offers four horizontal windows to the front and side aspect; carpeted flooring; a single panel radiator; wall mounted up lighting and ample room for a double bed, bedside tables, dressing table and chest of draws.

From the master bedroom an arched opening leads to the wall in wardrobe. This space is fitted with wall-to-wall built in storage; a pendant light fitting and carpeted flooring. Beyond is a door allowing access to the en suite shower room.



## ENSUITE

9' 4" x 6' 0" (2.86m x 1.85m)

The en suite shower room located off the master bedroom is fitted with a glazed shower cubicle with chrome thermostatic shower system over; a pedestal hand wash basin; low-level WC; wood effect flooring; wall mounted light fitting and part-tiled walls.



## BEDROOM TWO

12' 0" x 11' 5" (3.66m x 3.50m)

The second double bedroom offers a double glazed window looking over the courtyard garden and a high vaulted ceiling. This room benefits from access to a large built in storage cupboard; carpeted flooring; wall mounted lighting; and a single panel radiator.



## BEDROOM THREE

10' 6" x 9' 8" (3.22m x 2.96m)

The third double bedroom offers two horizontal windows to the front aspect and recessed fitted wardrobes. This room also benefits from carpeted flooring; a single panel radiator; and a pendant light fitting.

## BEDROOM FOUR

14' 9" x 9' 10" (4.50m x 3.00m)

The fourth double bedroom is also a generous double bedroom with recessed built in wardrobes; high vaulted ceilings; carpeted flooring; a single panel radiator and a double glazed window to the side aspect.



## OFFICE/BEDROOM FIVE

9' 7" x 5' 4" (2.93m x 1.63m)

This room is adjacent to the master bedroom and could be utilised as a small child's room or as it is presently a home office. This room offers a window overlooking the courtyard garden; a pendant light fitting; carpeted flooring; fitted desk and shelving and a single panel radiator.



## BATHROOM

9' 10" x 5' 0" (3m x 1.54m)

The bathroom features a front-aspect double-glazed window with fitted roller blind, a corner bathtub with thermostatic shower over and glazed shower screen, and a pedestal hand wash basin. The room is finished with part-tiled walls and laminate flooring, and benefits from two wall-mounted uplighters, a single-panel radiator, a shaving power socket, and an airing cupboard.



## GARAGE

17' 0" x 15' 6" (5.20m x 4.74m)

The detached garage sits at the end of a private driveway beside the garden. It offers an electric garage door with remote access, a separate uPVC entrance, and a uPVC window with a view of the garden.



## EXTERNAL

The property is approached via Elcho Road, a private road, with a crazy-paved pathway leading from the front gate to the front door. To the side of the path is a generously sized lawned area, bordered by mature shrubs, trees, hedging and established planting. The garden also benefits from large crazy-paved patio areas, providing ample outdoor space ideal for entertaining or keen gardeners. Further features include a detached garage and a gravel driveway to the side of the property, all set within a spacious and well-established garden.

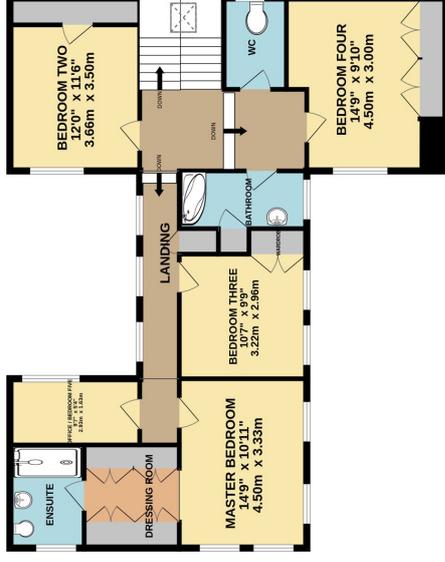


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1547 sq.ft. (143.7 sq.m.) approx.



1ST FLOOR  
1095 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA : 2642 sq.ft. (245.4 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 advisory purposes only and should be used as such by any prospective purchaser. The accuracy of the measurements and dimensions shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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# COMMON QUESTIONS

## 1. When was this property constructed?

The side of the property closes to The Firs was an old stable building. The vendor extended and converted into a family home in 1982.

## 2. Is this property sold freehold?

Yes, the vendor has advised the property is sold with the freehold. Your solicitor can confirm this information when reviewing the title.

## 3. Has the boiler been serviced recently?

The last service was recorded in August 2024. The owner believes the boiler was fitted in around 2008.

## 4. Why is the property being sold and does the vendor have an onward purchase?

The vendor would like to purchase an apartment closer to family, ideally it would be connected to the sale of this property.

## 5. How much does the current owner pay in utility costs?

The property was designed in 1982 as an eco home, with the extended part of the house built on an insulated raft and the old stables given a secondary insulated internal skin, with the latest glazing used throughout to make the house as low cost as possible to run. The current owner spends roughly £3800 pa on combined gas and electricity and £800 pa on water.

## 6. Which aspects of the house has the vendor most enjoyed?

The vendor has advised they have most enjoyed the mature gardens; the warm cosy interior and the large sunny patio areas.

## 7. Is this property located in a conservation area?

Yes, the property currently falls within a conservation area.

## 8. Is the loft boarded for storage?

The loft can be accessed via a hatch in the first floor landing and is currently half boarded for storage.