



**GASCOIGNE
HALMAN**

THE OLD BARN, BROADWAY, HALE

THE AREAS LEADING ESTATE AGENT



THE OLD BARN, BROADWAY, HALE

£1.75 Million

A stunning, period detached barn on the edge of Hale, which has been beautifully maintained throughout. The property is arranged over two floors with three main Reception areas, fully fitted Breakfast Kitchen with a range of integrated appliances, four double Bedrooms, two with En-suites and a separate family Bathroom.

Secure gated entrance, gravel driveway, attached double Garage and attractive lawned Gardens with mature shrubbery and beautifully, landscaped flower beds.





DESCRIPTION

This impressive detached barn sits in a stunning, mature plot of approximately a quarter of an acre of beautifully manicured grounds and extends to around 3200 sq ft. The property comprises of traditional period features, including vaulted ceilings with exposed timber beams, sash windows and stained, parquet flooring, creating a delightful home full of charm and character.

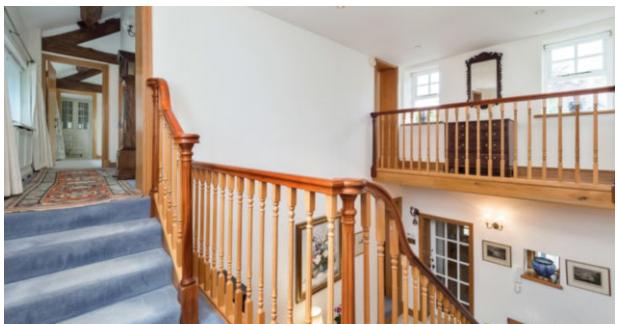
Internally the property has an enclosed Porch, Hallway with tiled floor and stairs leading to the first floor and a Cloaks/WC. All Reception rooms to the ground floor are dual aspect offering a significant amount of natural light. The Lounge has exposed beams and bespoke cabinetry, the Dining room also has exposed beams and leads to a substantial Breakfast Kitchen incorporating a range of cabinetry, integrated appliances and direct Garden access, with Boot room and Utility room adjacent.

To the first floor there is a galleried Landing leading to a stunning master Bedroom Suite, with vaulted ceiling and exposed trusses, served by an En-suite Bathroom and Dressing Room with bespoke wardrobes. There are three further double Bedrooms, the guest Bedroom with en-suite and a separate family Bathroom. One of the Bedrooms is currently utilised as a Sitting room with picture window, giving viewings over the garden. The property is accessed off Broadway via electric double gates onto a gravel driveway, providing ample off road parking and leading to an attached double Garage.

A particular selling feature of this fabulous property are the stunning, mature grounds, with manicured lawns, established flower beds and plunge pool. A magnificent property worthy of an internal inspection.







LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots, etc. and the Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

LOCAL AUTHORITY

Trafford Borough Council Tax Band G - amount payable for 2025/2026 is £3534.72

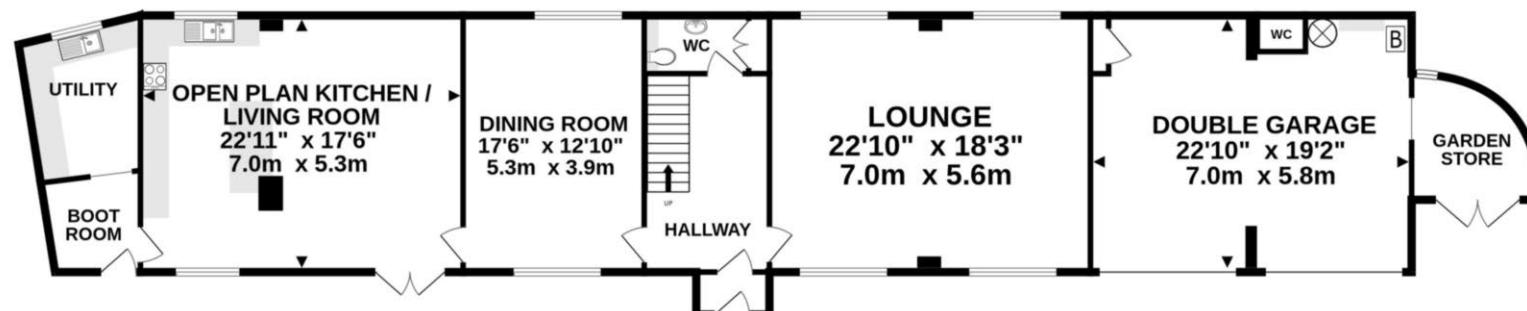
TENURE

Freehold

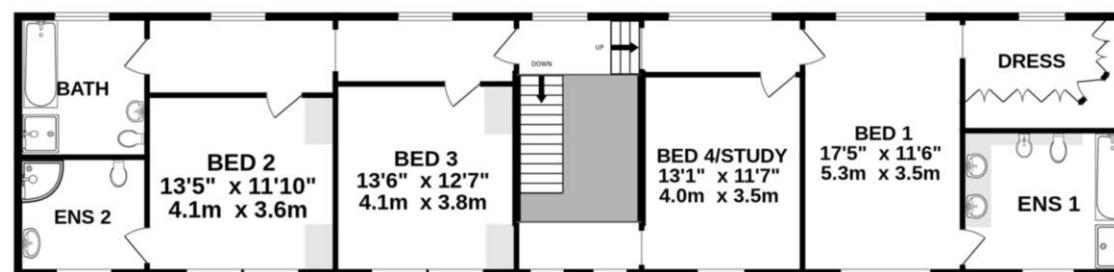
POSTCODE

WA15 0PE

GROUND FLOOR
1843 sq.ft. (171.2 sq.m.) approx.



1ST FLOOR
1354 sq.ft. (125.8 sq.m.) approx.



TOTAL FLOOR AREA : 3197 sq.ft. (297.0 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HALE OFFICE

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