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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

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4 Halliwell House Rappax Road

Hale, Altrincham, WA15 0NR





£750,000

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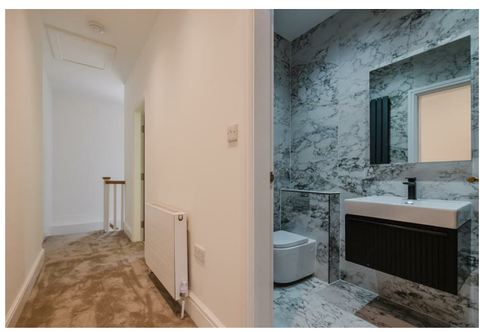








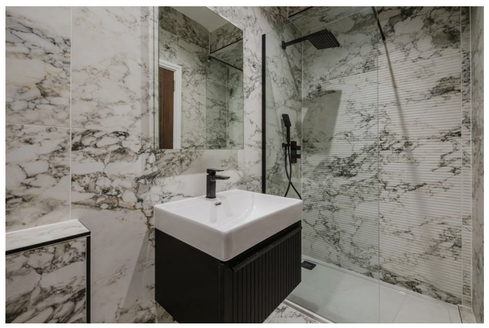






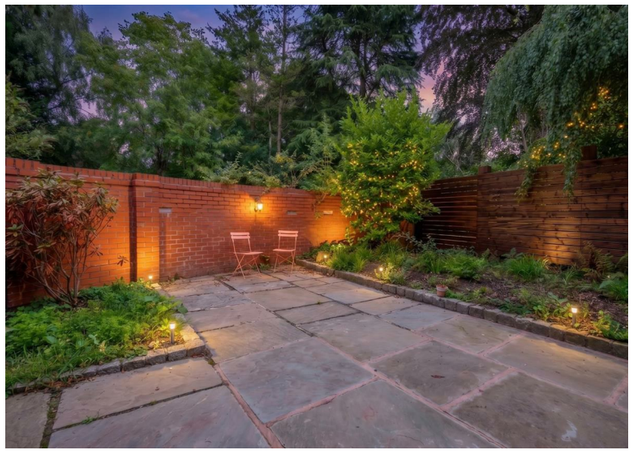














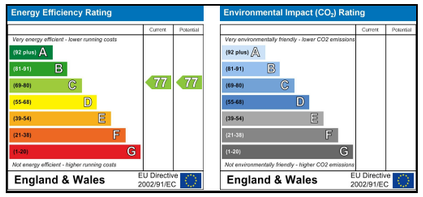
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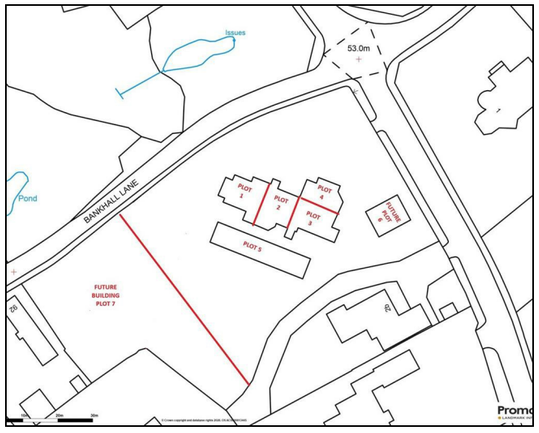
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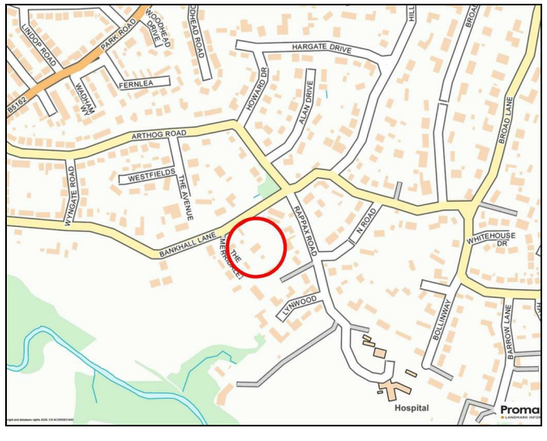
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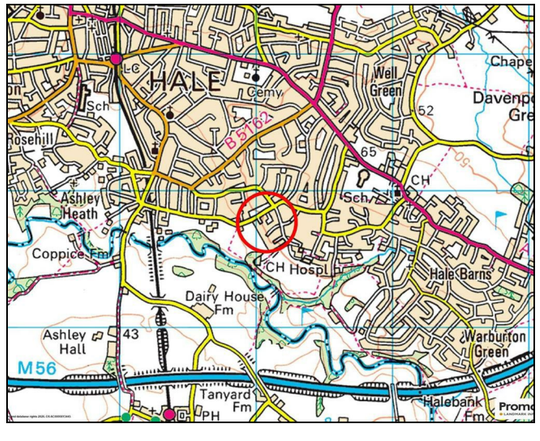
energy efficiency

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









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

A MAGNIFICENT ARTS AND CRAFTS PERIOD CONVERSION, FORMING PART OF AN EXCLUSIVE DEVELOPMENT OF JUST SEVEN DISTINCTIVE HOMES, SET WITHIN APPROXIMATELY 1.5 ACRES OF BEAUTIFULLY LANDSCAPED SOUTH FACING COMMUNAL GARDENS.

Ideally positioned in a prestigious Hale location, close to Hale Golf Course and within walking distance of Hale Village and its excellent range of amenities. Each individual home benefits from its own private entrance, patio or courtyard garden and two reserved parking spaces. The superb accommodation includes impressive Open Plan Living/Dining/Kitchen spaces, two or three Bedrooms, En Suite facilities to the Principal Bedroom and, to selected properties, South facing First Floor Balconies.

in detail

A wonderful conversion of a magnificent Arts and Crafts period property, Halliwell House comprises six distinctive individual homes set within a magnificent garden plot extending to approximately 1.5 acres

The development is superbly located on one of Hale's most desirable and prestigious roads, with Hale Golf Course on the doorstep and within walking distance of Hale Village, with its excellent range of shops, restaurants and bars.

The original property is beautifully designed in keeping with the classic Arts and Crafts theme, with attractive part-rendered and brick gabled elevations, and enjoys an elevated position from the road, approached via a long, sweeping gated driveway leading to an extensive parking area serving the properties.

Perhaps one of the principal features of Halliwell House is its truly magnificent communal gardens, laid predominantly to the south side of the building. The elevated nature of the plot ensures wonderful views are enjoyed from the ground floor rear of the properties and, from the first floor. Particularly impressive far-reaching views can be enjoyed from the elevated balconies provided with selected homes.

There are four distinctively designed houses being offered for sale within the original property — not apartments — three of which are positioned to the rear and enjoy the magnificent south-facing views. The homes will range from approximately 1100 to 2220 square feet.

Each property benefits from its own private front door and entrance, rather than access via a communal hallway. In particular, the largest home, Number Two, enjoys the original principal entrance and wood panelled hall of the house, providing an especially impressive sense of arrival.

Numbers Three and Four have access to their own Cellars providing extensive storage.

In addition to the wonderful communal garden areas, each property has its own private terrace and/or courtyard garden.

This really is a wonderful conversion of a truly distinctive landmark property, set within one of the most desirable locations in Hale. The development will appeal to a wide variety of purchasers, including professional singles and couples, as well as those looking to downsize locally from a larger family home without compromising on character, quality, setting or outdoor space.

Comprising:

Entrance Hall features an opening leading into the main Living Accommodation and a staircase descending to the Lower Ground Floor Cellars, providing excellent storage space.

Open-Plan Living Rom & Dining Kitchen: A fantastic, 600 square foot open-plan space. The Living Area features a deep bay window, while the Dining Kitchen area includes two additional windows. The space benefits from decorative LVT wood-effect flooring throughout, an Art Deco fireplace surround with an inset log burner, and a staircase leading to the upper floors.

The Kitchen Area is fitted with a range of units arranged around a central island with a Corian worktop. It includes integrated appliances including Gaggenau double ovens, microwave, induction hob, Neff dishwasher, and an integrated fridge freezer.

The First Floor Landing features flush wood-finished doors leading to the Bedrooms.

Principal Bedroom One includes two windows facing two elevations and is served by a spacious En Suite Bathroom.

Bedroom Two is a Double Room served by an adjacent Shower Room.

A large South East facing Courtyard Garden, estimated at approximately 500 square feet, incorporates patios and stocked borders.

There are Two reserved Parking spaces situated within a gravelled parking area.

