



Wicker Lane | Hale Barns | WA15 0HQ

Offers over £1,000,000



SHEPPARD & CO

**Wicker Lane |
Hale Barns | WA15 0HQ
Offers over £1,000,000**

- Unique barn conversion in the heart of Hale Barns
- Spacious accommodation approaching 2,150 sq ft
- Full of character and beautifully presented throughout
- Impressive open-plan kitchen/breakfast room
- Separate snug/study and generous living room
- Stunning principle bedroom with ensuite and dressing area
- Private, enclosed garden with stone paved terrace
- Electric gated entrance with ample off-road parking
- Detached double garage with storage above
- No onward chain

A rare opportunity to acquire a beautifully presented barn conversion, ideally positioned in the heart of Hale Barns and within walking distance of The Square, the synagogue and St Ambrose College.

Rich in character and thoughtfully arranged, the accommodation begins with a spacious reception hall, guest WC and a superb open-plan kitchen/breakfast room. There is a separate snug/study and a generous living room which opens directly onto the garden, creating an ideal space for both everyday living and entertaining.

At first floor level are three well-proportioned bedrooms, the principal enjoying an en suite shower room, complemented by a family bathroom.

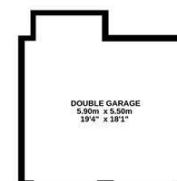
Externally, the property is approached via electric gates and offers ample off-road parking for several vehicles, along with a detached double garage with useful storage above.

To the rear is a stunning, private and enclosed garden, mainly laid to lawn with a stone paved terrace, providing a delightful and secluded outdoor setting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Double Garage
30.2 sq.m. (325 sq.ft.) approx.



Ground Floor
96.2 sq.m. (1035 sq.ft.) approx.



1st Floor
73.0 sq.m. (786 sq.ft.) approx.



TOTAL FLOOR AREA: 199.3 sq.m. (2146 sq.ft.) 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 heating, hot water and electricity systems have not been tested and no guarantee as to their operability or efficiency can be given.
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