



**GASCOIGNE  
HALMAN**

THE OLD BARN, BROADWAY, HALE

---

THE AREAS LEADING ESTATE AGENT



## THE OLD BARN, BROADWAY, HALE

**£1,625,000**

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.



This impressive Grade 2 listed 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.



Stunning, detached barn extending to around 3200 sq ft

Secure gated entrance, driveway and attached double garage

Three main reception areas including kitchen/breakfast room

Four double bedrooms

Three bath/shower rooms

Much sought after Broadway address



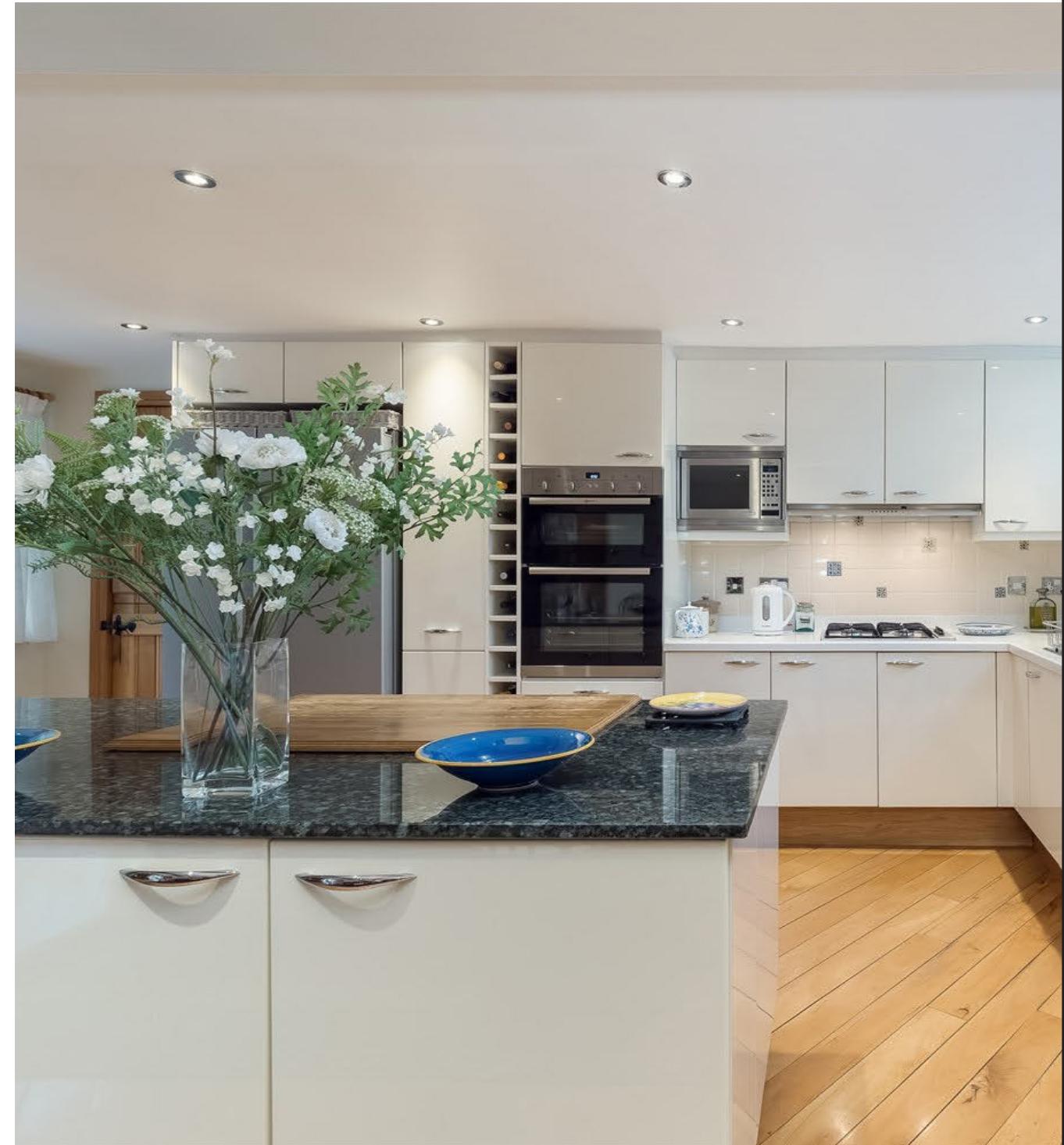
## THE OLD BARN | BROADWAY, HALE

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.

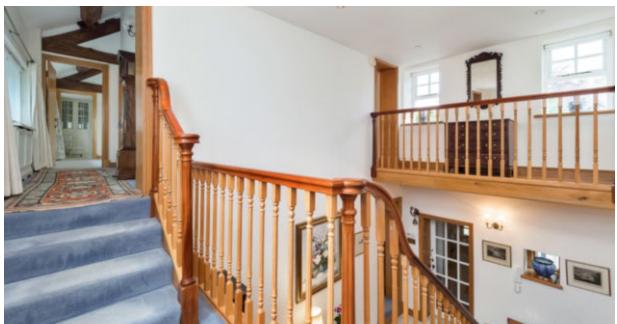
To the first floor there is a galleried Landing leading to a stunning master Bedroom Suite, with vaulted ceiling and exposed trusses, served by an En-suite Bathroom and Dressing Room with bespoke wardrobes. There are three further double Bedrooms, the guest Bedroom with en-suite and a separate family 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

#### CLOAKS/WC

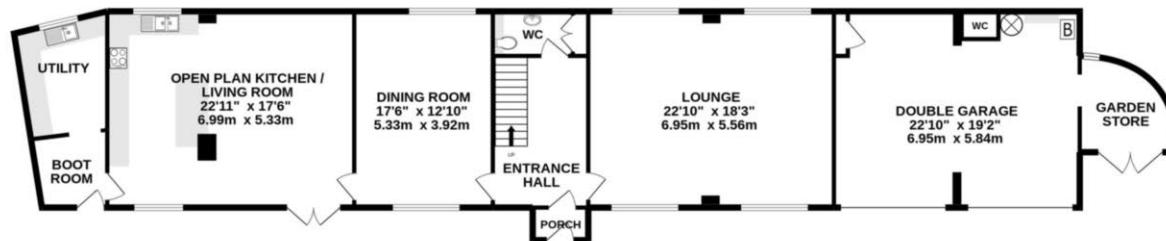
#### FIRST FLOOR

#### LANDING

#### PRINCIPAL BEDROOM

#### BEDROOM 2

**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.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.





**HALE OFFICE**

0161 929 8118

[hale@gascoignehalman.co.uk](mailto:hale@gascoignehalman.co.uk)

176 Ashley Road, Hale, WA15 9SF

**GASCOIGNE  
HALMAN**