



Vicarage Lane, Bowdon, WA14
Offers in Excess Of £1,295,000

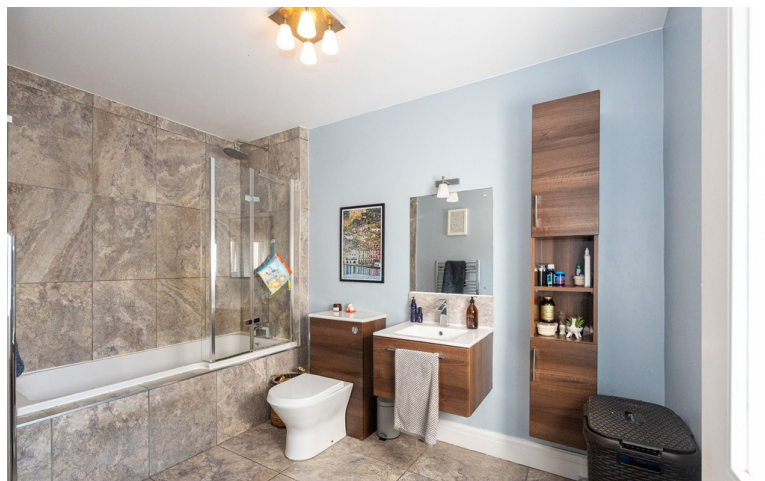


Property Features

- Six Bedroom Period Property
- Large Private Rear Garden
- Off-Road Parking
- Extended Kitchen-Diner with Vaulted Ceiling
- Beautiful Period Features Throughout
- Three Baths and Three Reception Rooms
- Chain Free Sale
- Short Walk to Hale and Altrincham town centres
- Catchment Area for Trafford Schools
- Basement for Storage or Conversion

Full Description

An impressive six-bedroom period property with extended kitchen-diner and three additional reception rooms on the ground floor. A large garden and off-road parking. The property retains a wealth of beautiful period details, while it has been tastefully modernised throughout.



KITCHEN/DINER

17' 5" x 27' 11" (5.32m x 8.52m)

This spectacular contemporary extension with soaring vaulted ceilings creates a dramatic sense of scale, while five large Velux skylights flood the room with natural light and two sets of glazed patio doors frame the garden. This space creates a striking dialogue between heritage craftsmanship and modern luxury while also blending seamlessly with the original 1850s architecture.



The kitchen space offers a range of matching base and eye-level storage units with Quartz worktops over, with a integrated dishwasher, double oven, recessed sink, five-ring gas hob, and American-style fridge-freezer. Over the kitchen island are three pendant light fittings, with recessed spotlighting throughout the space and two wall-mounted light fittings. The room also offers LVT wood effect flooring; a vertical and horizontal radiator and access to the dining room, shower room, snug and side entrance porch.



FORMAL DINING ROOM

16' 0" x 10' 11" (4.89m x 3.34m)

The formal dining room offers a large bay window to the side aspect, fitted with Roman blinds; LVT wood-effect flooring; a pendant light fitting and a vertical wall-mounted radiator. This room is accessed via a wooden panelled door from the entrance hall and leads to the kitchen-diner beyond.



LIVING ROOM

15' 10" x 12' 2" (4.85m x 3.71m)

Located off the entrance hall with glazed patio doors to the side aspect and a large window to the front aspect. The lounge is fitted with a period fireplace with decorative surround; a decorative period cast iron radiator; carpeted flooring; a pendant light fitting and two wall-mounted light fittings; television and telephone points.



SNUG

10' 1" x 13' 5" (3.08m x 4.09m)

Located off the kitchen-diner is a cosy snug ideal as a child's playroom or home office. This space is lit by a large Velux skylight to the rear aspect and fitted with a range of fitted storage cupboards; LVT wood effect flooring, a pendant light fitting, and a column-style radiator.



SHOWER ROOM

4' 10" x 6' 9" (1.48m x 2.06m)

The ground-floor shower room is a convenient space located off the kitchen-diner. This room offers a Velux skylight; recessed spotlighting; tiled flooring; an extractor fan; a wall-mounted hand wash basin; tiled walk-in shower cubicle with glazed screen, and electric shower system; low-level WC and wall-mounted chrome heated towel rail.



MASTER BEDROOM

16' 6" x 11' 8" (5.03m x 3.58m)

The master bedroom is located off the first-floor landing with sash windows to the front and side aspects, fitted with Roman blinds. This room offers LVT wood effect flooring; a pendant light fitting and a double-panel radiator.



BEDROOM TWO

10' 11" x 15' 8" (3.35m x 4.78m)

The second double bedroom is also accessed via the first-floor landing and allows access to an en suite shower room. This bedroom offers large bay windows to the side aspect, fitted with Roman blinds; carpeted flooring; floor-to-ceiling fitted wardrobes; a pendant light fitting and a pendant light fitting.



EN SUITE SHOWER ROOM

6' 0" x 3' 5" (1.85m x 1.05m)

The en suite shower room offers a Velux skylight; LVT wood effect flooring; a walk-in shower cubicle with thermostatic shower system; a wall-mounted hand wash basin; a low-level WC; an extractor fan; recessed spot lighting and a wall-mounted chrome heated towel rail.



BEDROOM THREE

8' 11" x 10' 2" (2.72m x 3.10m)

The third bedroom is also accessed from the first-floor landing with a large sash window to the rear aspect, fitted with Roman blinds. This bedroom offers LVT wood effect flooring; a pendant light fitting; this room is fitted with two recessed storage cupboards and a single panel radiator.



BEDROOM FOUR

11' 4" x 11' 9" (3.46m x 3.60m)

Located off the second-floor landing this bedroom offers a window to the front aspect; LVT wood effect flooring; a pendant light fitting; a period cast iron fireplace; a single panel radiator and wall-to-wall fitted storage cupboard into the eaves.



BEDROOM FIVE

10' 2" x 10' 5" (3.11m x 3.18m)

The fifth bedroom is also accessed from the second floor landing with a window to the rear aspect, two recessed fitted storage cupboards; LVT wood effect flooring; a pendant light fitting and a single panel radiator.



BEDROOM SIX/ STUDY

7' 11" x 10' 11" (2.43m x 3.33m)

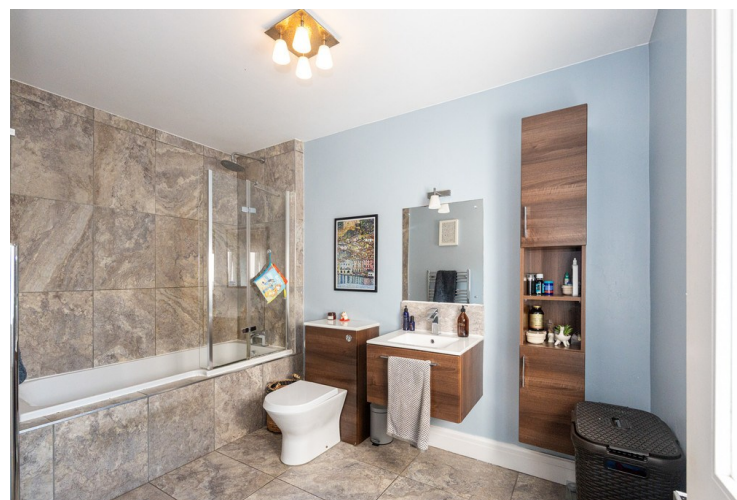
The sixth bedroom is located off the second-floor landing and is currently utilised as a home office. This room offers a window to the front aspect; LVT wood effect flooring; a ceiling-mounted strip of multi-directional spotlights; wall-to-wall fitted storage cupboard into the eaves and a single panel radiator.



FAMILY BATHROOM

6' 4" x 10' 11" (1.95m x 3.35m)

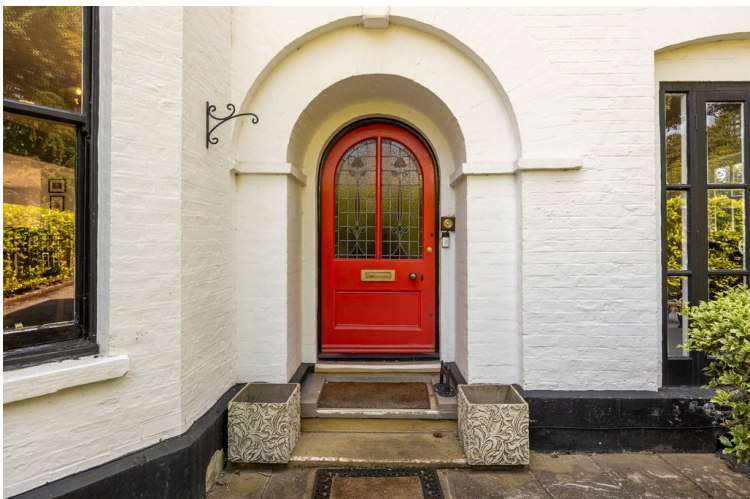
The family bathroom is located off the first-floor landing with a uPVC double-glazed frosted glass window to the side aspect, fitted with a Roman blind. This room is fitted with a modern three-piece bathroom suite, comprising a P-shaped bath with tiled side, glazed screen and chrome thermostatic shower system over; a low-level WC; a wall-mounted hand wash basin with storage draw under; tiled flooring and part-tiled walls; a ceiling-mounted light fitting and over-mirror downlight; a wall-mounted storage cabinet; modern double panel radiator and wall-mounted chrome heated towel rail.



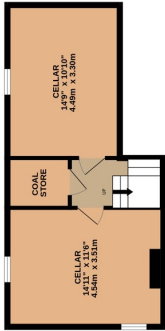
EXTERNAL

The property is accessed via wrought iron gates leading to the driveway which extends to the side of the property. To the front of the property is a lawned front garden which is enclosed to the front and side aspects by mature hedging, with borders planted with mature shrubs and small trees.

To the rear of the property is a generous rear garden which is largely laid to lawn with a paved patio area adjacent to the house and a further paved seating area at the end of the garden. The garden is enclosed to one side by a high-level brick wall and to the other by mature hedging and timber-panelled fencing. The garden is populated by a range of mature shrubs and small trees. To the end of the garden is located a brick outhouse which is currently utilised for storage, but could easily be converted into a home office or gym.



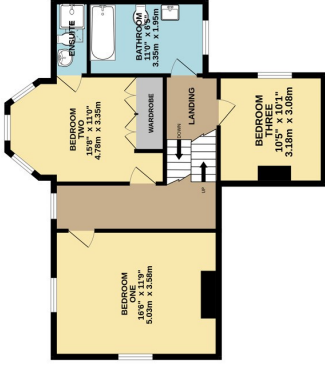
BASEMENT
399 sq.ft. (37.2 sq.m.) approx.



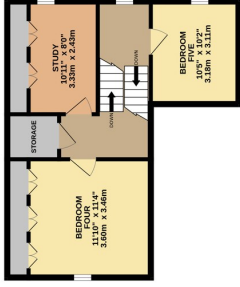
GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 2694 sq.ft. (250.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property constructed?** The vendors believe the property was built in around 1850.
- 2. Is this property sold freehold or leasehold?** The vendors have advised the property is sold freehold. Your solicitor will be able to confirm this.
- 3. When did the current owners purchase this property and have they carried out any structural alterations which purchasing?** The vendors purchased this property in 2021. They have not carried out any structural alterations to the property, just decorative works and minor remedial works.
- 4. Will there be a connected chain associated with this sale?** No, the vendors will not be connected a purchase at this time, therefore a buyer can move forward with a purchase as quickly as their legal advisors can process the transaction.
- 5. Which items are the vendors planning to include in the sale price?** The vendors have confirmed they plan to include the American-style fridge-freezer, the dishwasher and the double oven in the kitchen. They will also include all light fittings and curtains/ blinds.
- 6. How much does the current owner pay in utility costs and council tax?** The vendors have advised the combined gas and electricity is currently around £200 pcm and water rates are around £100 pcm. The property is in council tax band G, which is currently £3,816.29 pa in Trafford.
- 7. When was the boiler last inspected?** The owners have the boiler serviced annually; the service is in July each year.
- 8. Which are the owners favourite aspects of this house?** The owners have enjoyed the beautiful period features and bright airy kitchen-diner. They have also very much enjoyed the large garden for entertaining guests and children. Finally, they have enjoyed how versatile this house is with so many rooms for visitors and family.
- 9. Is there loft storage space?** The eaves to the side of the second floor bedrooms allow access to a good sized storage space. In addition, the property offers two large rooms to the lower-ground floor which can be converted or used for storage. For external storage there is a brick outhouse located in the garden.