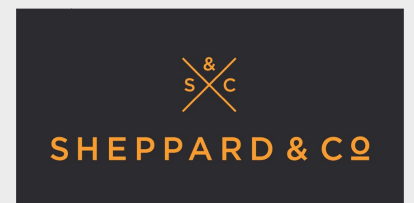




Wicker Lane | | Hale Barns | WA15 0HQ

£1,250,000





# Wicker Lane | Hale Barns | WA15 0HQ £1,250,000

- Unique barn conversion in the heart of Hale Barns
- Full of character and beautifully presented throughout
- Separate snug/study and generous living room
- Private, enclosed garden with stone paved terrace
- Detached double garage with storage above
- Spacious accommodation approaching 2,150 sq ft
- Impressive open-plan kitchen/breakfast room
- Stunning principle bedroom with ensuite and dressing area
- Electric gated entrance with ample off-road parking
- 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.

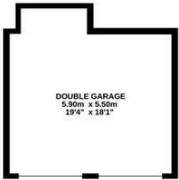
At first floor level are three well-proportioned bedrooms, the principal enjoying an en suite shower room, complemented by a family bathroom.

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.

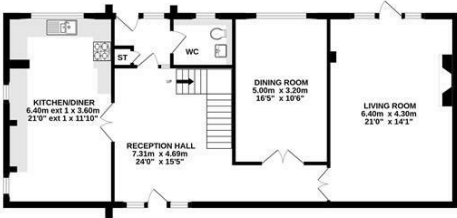
To the rear is a stunning, private and enclosed garden, mainly laid to lawn with a stone paved terrace, providing a delightful and secluded outdoor setting.



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

1st Floor, 179 Ashley Road  
Hale  
Altrincham  
WA15 9SD  
0161 928 3773  
sales@sheppardco.co.uk  
sheppardco.co.uk