IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

HIGHFIELD 388 HALE ROAD | HALE BARNS

OFFERS OVER £800,000

NO ONWARD CHAIN

Positioned in the higher part of Hale Barns, a substantial individually designed detached family house of great character standing within a superb site extending to approximately 0.2 of an acre. The accommodation briefly comprises recessed porch, entrance hall, sitting room with inglenook, dining room with feature fireplace, family room room, fitted kitchen, utility room, cloakroom/WC, primary bedroom with fitted furniture and en suite shower room/WC, three further bedrooms, family bathroom and separate WC. Gas fired central heating and PVCu double glazing. Detached double garage and gardeners WC. Stone paved rear terrace and southerly facing lawned gardens. Ideal location a little over 200 yards from the village.

POSTCODE: WA15 8TD

DESCRIPTION

Highfield is a fine detached residence standing within one of the most delightful gardens in the locality, extending to approximately 0.2 of an acre. Over the years the grounds have matured, surrounded by a variety of mature trees and importantly with a southerly aspect to enjoy the sunshine throughout the day. In addition, there is a substantial raised terrace which is ideal for entertaining during the summer months and steps down to the well tended lawn.

Positioned in a sought after location approximately 200 yards from the revitalised village centre which includes a supermarket and Costa Coffee. The property is also well placed for access to the motorway network and within the catchment area of highly regarded primary and secondary schools.

The accommodation retains much of the original character with tall ceilings, impressive wood panelled staircase and inglenook fireplace to the sitting room, all of which combines to create a superb home with much further potential. Although well cared and ready for immediate occupation this individually designed family house also presents an opportunity to remodel to an individual taste.

Approached beyond a carriage driveway the accommodation is spacious throughout with the benefit of gas fired central heating and PVCu double glazing.

The impressive recessed porch is set within a decorative brick archway and the wide entrance hall leads onto a naturally light dual aspect sitting room with sliding windows opening onto the aforementioned stone paved terrace. The adjacent dining room features a stunning copper fireplace and overlooks the delightful grounds. The fitted kitchen features a range of integrated appliances and there is a useful utility room. In addition, the family room provides space for both seating and dining and a cloakroom/WC completes the ground floor.

At first floor level the generous primary suite enjoys commanding tree lined views and comprises double bedroom with fitted furniture and shower room/WC. Three further bedrooms are served by the fully tiled family bathroom and separate WC. Furthermore, there is a staircase from the landing providing access to the loft space which may be improved to create additional living space, subject to obtaining the relevant consent.

Remotely operated wrought iron gates provide access to the continuation of the pattern impressed driveway and detached double garage with twin doors.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Hardwood front door with opaque glazed insert.

ENTRANCE HALL

Panelled staircase to the first floor. PVCu double glazed window to the front. Plate rail. Radiator.

CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC set within tiled surrounds. Space for hanging coats and jackets. Opaque PVCu double glazed bullseye window to the front. Wall light point. Extractor fan.

SITTING ROOM

21'5" x 15'2" (6.53m x 4.62m)

Inglenook with PVCu double glazed windows to the front and rear. Period style fireplace surround with marble conglomerate insert and coal effect/living flame gas fire set upon a matching hearth. Double glazed sliding window to the rear terrace. PVCu double glazed window to the front. Hardwood flooring. Three wall light points. Coved cornice. Ceiling moulding. Two radiators. Glazed door to:

DINING ROOM

14'10" x 11'4" (4.52m x 3.45m)

Natural wood surround with polished copper fireplace and tiled hearth. PVCu double glazed bay window to the rear. Hardwood flooring. Coved cornice. Ceiling moulding. Radiator.

FAMILY ROOM

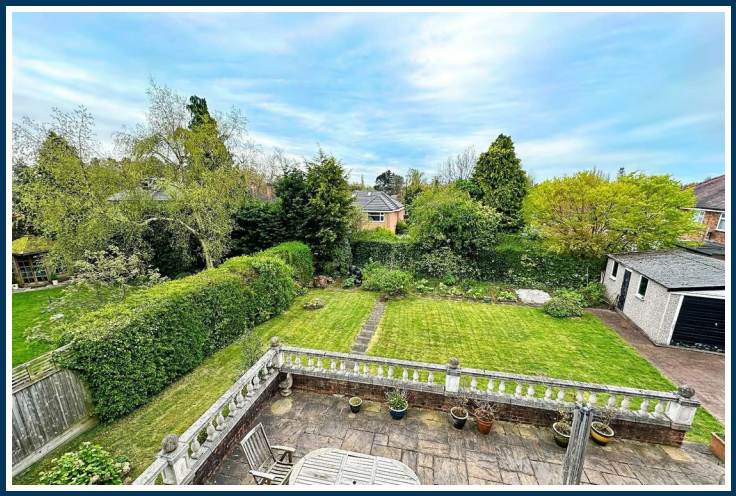
13'10" x 10'1" (4.22m x 3.07m)

Opaque PVCu double glazed/panelled door to the rear terrace. PVCu double glazed windows to the side and rear. Coved cornice. Radiator.

KITCHEN

15'9" x 12'4" (4.80m x 3.76m)

Fitted with matching wall and base units beneath heat resistant work-surfaces/up-stands and inset 1½ bowl stainless steel drainer sink with mixer tap. Integrated double electric fan oven/grill and ceramic hob with canopy extractor fan/light above. Recess for an American style fridge/freezer and dishwasher. Concealed wall mounted gas central heating boiler. PVCu double glazed window to the side. Tiled walls. Tiled floor.



UTILITY ROOM
Inset stainless steel drainer sink and recess for an automatic washing machine. Space for a tumble dryer and fridge/freezer. Opaque PVCu double glazed window to the front. Tiled floor.

SIDE PORCH
Opaque glazed/panelled door. Access to the external WC.

FIRST FLOOR

LANDING
Panelled balustrade. Airing cupboard with shelving and radiator. Staircase to the loft space. Opaque PVCu double glazed window to the front. Picture rail. Radiator.

BEDROOM ONE
14'1" x 10'2" (4.29m x 3.10m)
Fitted with a six door range of wardrobes containing double hanging rails and shelving plus matching chest of drawers. PVCu double glazed window to the rear. Two wall light points. Radiator.

EN SUITE SHOWER ROOM/WC
9'8" x 7'6" (2.95m x 2.29m)
White/chrome vanity wash basin with mixer tap, low-level WC and bidet with mixer tap. Tiled corner enclosure with thermostatic shower. Opaque PVCu double glazed window to the side. Tiled walls. Tiled floor. Radiator.

BEDROOM TWO
13'6" x 11'6" (4.11m x 3.51m)
PVCu double glazed windows to the side and rear. Two wall light points. Radiator.

BEDROOM THREE
13'1" x 12'4" (3.99m x 3.76m)
PVCu double glazed window to the rear. Radiator.

BEDROOM FOUR
13'11" x 7'3" (4.24m x 2.21m)
Fitted wardrobe containing hanging rail and shelving. PVCu double glazed window to the front. Radiator.

FAMILY BATHROOM
7'6" x 7'4" (2.29m x 2.24m)
Fully tiled and fitted with a white suite comprising panelled bath and twin vanity wash basins with mixer taps. Enclosure with thermostatic shower. Opaque PVCu double glazed window to the side. Radiator.

WC
White/chrome low-level WC. Opaque PVCu double glazed window to the side. Partially tiled walls. Tiled floor.

OUTSIDE

DOUBLE GARAGE
Two up and over doors. Light and power supplies. Inspection pit. Timber door and two PVCu double glazed windows to the side.

WC
Low-level WC. Opaque PVCu double glazed window to the side. Partially tiled walls. Tiled floor.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX
Band G

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

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