

John N

Hilditch & Co



BARROW DENE, BARROW LANE, HALE
CHESHIRE, WA15 0DN



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Beautifully refurbished by our clients over the last twelve months Barrow Dene has been completely re-modelled and now offers expansive accommodation which while spread predominantly across one floor also includes two double bedrooms with en-suites at first floor level.

Briefly the gas centrally heated and double glazed accommodation comprises a wide welcoming L shaped entrance hall with marble floor covering which covers much of the ground floor. A truly outstanding principal reception room is complemented by an orangery to the rear, a good sized dining room and a top quality breakfast kitchen complete with Miele appliances. Completing the ground floor is a utility room, a large master bedroom with en-suite dressing room and bathroom and a guest bedroom with en-suite. There is also a separate cloakroom accessed from the inner hallway for visitors. At first floor level are two further double bedrooms both with en-suites. Externally is a double garage with electric door and the delightfully crafted gardens as described overleaf.

Barrow Lane is characterised by some of the finest houses available in Hale. Many of the properties have been completely re-modelled or indeed re-built in recent times and the area generally is regarded as one of the finest in the locality. Hale's fashionable village lies within five minutes drive as does Hale Barns. The urban motorway network and International Airport are within five to ten minutes drive. Altrincham's busy market town centre with its Metrolink services into Manchester is within ten minutes drive and the Bollin Valley and Green Belt are literally a stones throw away.

Much care and attention has been spent by our client in the refurbishment of this house and every effort has been made to install the finest fitments and this will be immediately obvious on inspection of the kitchen and all the sanitary ware. The house is presented to a light, tasteful, airy theme. It is carpeted and effectively presented as a blank canvas for the discerning buyer upon which to stamp their own identity.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns. Proceed through the first set of traffic lights turning third right into Broad Lane. At the bottom of Broad Lane the road bears to the left and the second turning on the right is Barrow Lane. This property will be found at the bottom on the left hand side.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

IMPRESSIVE WIDE WELCOMING ENTRANCE HALLWAY 8.66 IN DEPTH X 4.11 (28'5" X 13'6")
in width narrowing to 1.43 (4'9") a small study area to the rear with a beautifully crafted marble tiled floor which runs throughout much of the ground floor. There is also an inner hallway area.

INNER HALLWAY AREA 4.5 X 1.15 (14'9" X 3'9") WIDENING TO 5.03 (16'6")
in depth to incorporate the oak staircase which rises to the first floor.

Leading from the main entrance hallway is a large walk-in double storage facility.

PRINCIPAL LIVING ROOM 9.7 X 5.4 (31'10" X 17'8")
a magnificent entertaining area with folding double glazed patio doors opening onto a private rear terrace. There are additional double doors opening into an orangery and the focal point of this room is striking contemporary glass fronted gas fire with remote control. Dimmer controlled lighting. Television point. Telephone point. Five wall light points. Windows to all sides enhancing what is already excellent natural lighting. Double doors opening into a conservatory style orangery.

ORANGERY 5.15 X 4.03 (16'10" X 13'2")
with vaulted ceiling with Victorian style glass roof. Picture windows to three sides and French doors opening onto the side patio and garden. Recessed downlighters. Marble flooring. Double leaf radiator. Under floor heating.

DINING ROOM 4.85 X 3.84 (15'11" X 12'7")
double leaf radiators and folding concertina French doors opening onto a private rear patio. Recessed downlighters. Television point. Telephone point. Double doors returning to the main hallway.

BREAKFAST ROOM AND KITCHEN 7.94 X 5.18 (26'0" X 17'0")
with a continuation of the marble floor covering. Double leaf radiator and recessed downlighters. This area is separated into two distinct areas. There is a good sized informal breakfasting area with French doors opening onto the private patio and side garden. The kitchen has been strikingly fitted with a range of top quality contemporary units comprising inset double bowl Franke sink unit set within a central island with a range of cupboards and drawers beneath together with a breakfast bar area suitable for several seats. All with black granite work surfaces. The rest of the kitchen comprises a pair of Miele ovens, coffee maker, microwave, four ring induction hob with overhead extractor. Integrated refrigerator, freezer, dishwasher, wine cooler. Double leaf radiator. Recessed ceiling downlighters. Double doors returning back into the main entrance hallway.

UTILITY ROOM 2.45 X 1.48 (8'0" X 4'10")
single drainer stainless steel sink unit with working tops, base cupboards and matching eye level cupboards. Tiled surrounds to the working surfaces. Recessed ceiling downlighters. Courtesy door to garage.
Previously mentioned inner hallway giving access to the staircase to the first floor and landing.

MASTER BEDROOM 6.15 X 5.19 (20'2" X 17'0")
inclusive of the dressing area which contains a complete range of top quality built-in drawers, cupboards and hanging areas with recessed downlighters. The bedroom area incorporates a fitted bedhead with twin bedside cabinets and dressing table with a range of display and working tops with drawers beneath. Double leaf radiator. Recessed downlighters.

EN-SUITE BATHROOM 3.7 X 3 (12'1" X 9'10")
beautifully fitted with a contemporary suite of low level wc, large rectangular vanity wash basin with mixer tap and cupboards beneath. Stand alone rectangular bath with contemporary shower attachment and mixer tap. Large walk-in double wet area with thermostatic shower and tinted glass shower door. Two wall mounted stainless steel heated towel rails. Beautifully tiled with complementary wall and floor tiles in marble and under floor heating.

GUEST BEDROOM 4.03 X 3.5 (13'2" X 11'6")
double leaf radiator. Recessed downlighters. Smoke glass fronted wardrobes with sliding doors.

EN-SUITE SHOWER ROOM 3.1 X 2.08 (10'2" X 6'10")
again beautifully fitted with a contemporary white suite of vanity wash basin with cupboard beneath. Low level wc. Fully tiled walk-in shower with thermostatic shower unit and tinted glass shower doors. Wall mounted stainless steel heated towel rail. Recessed downlighters. Complementary wall and floor tiles.

SEPARATE WC AND CLOAKROOM 1.71 X 1.65 (5'7" X 5'5")
accessed from the inner hall. Low level wc. Wall mounted wash basin. Double leaf radiator. Recessed downlighters. Extractor fan.

Staircase from inner hallway to first floor and landing

FIRST FLOOR & LANDING

LANDING 3.05 X 1.67 (10'0" X 5'6")
with double leaf radiator. Double glazed velux roof light making this an ideal informal study area.

BEDROOM THREE 4.17 X 6.87 (13'8" X 22'6") (IRREGULAR ROOM SHAPE)
with a range of built-in wardrobes. Picture windows to the front and double glazed velux roof light to the rear. Two double leaf radiators.

EN-SUITE SHOWER ROOM 2.77 X 2.21 (9'1" X 7'3")
rectangular vanity wash basin with drawer beneath. Low level wc. Walk-in shower with thermostatic shower. Recessed downlighters. Wall mounted stainless steel heated towel rail. Complementary wall and floor tiles.

BEDROOM FOUR 6.88 X 4.3 (22'7" X 14'1") MAXIMUM
irregular room shape with a range of built-in wardrobes, picture window to the front and double glazed velux roof light to the rear. Two double leaf radiators.

EN-SUITE SHOWER ROOM 2.8 X 2.1 (9'2" X 6'11")
vanity wash basin with drawer beneath. Low level wc. Fully tiled walk-in shower with thermostatic unit. Wall mounted stainless steel heated towel rail. Double leaf radiator. Complementary wall and floor tiles.

EXTERNALLY

DOUBLE GARAGE 5.73 X 5.52 (18'9" X 18'1")
with electric door. Two wall mounted gas fired Worcester combi boilers. Internal access to the utility room.

GARDENS

Barrow Dene sits in a beautifully landscaped garden plot. The property itself is approached via an impressive electronically gated entrance with oak gates. The front garden is predominantly laid out as a block paved forecourt parking area suitable for potentially half a dozen vehicles. Complementing this are two small shaped areas of lawn all surrounded by a wide array of mature foliage both in the garden and gardens adjacent. Immediately to the rear of most of the principal living areas is a delightful landscaped patio area. Enclosed to the rear by a tall waney lap fence and mature foliage this patio area is approached via concertina folding doors from the two main living rooms. Following this area around to the side garden there are a further set of French doors opening from an orangery onto a large area of lawn with a wide array of mature shrubs and trees again both in the garden and gardens adjacent. There is security/soft lighting in the garden. Outside water point etc.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

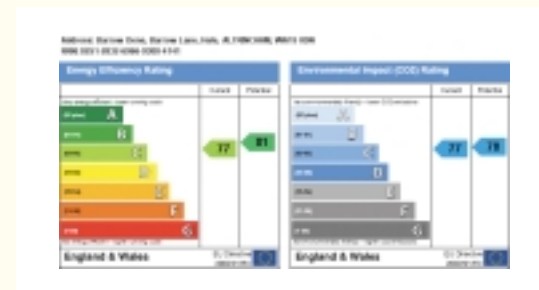
TENURE:

ASSESSMENT:
Trafford Borough Council. Council Tax Band 'D'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



FLOOR PLANS

Not to Scale. For Illustration purposes only.



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