

John N
Hilditch & Co



**ROARING GATE FARM, ROARING GATE LANE,
HALE BARNES, CHESHIRE, WA15 8TZ**

SET WITHIN TWO MILES OF HALE BARNES YET IN A RURAL LOCATION
A FARMHOUSE DATING BACK TO THE MID VICTORIAN ERA WITH A
LARGE ANNEX TO THE REAR ALL SET WITHIN GARDENS
APPROACHING 0.75 ACRES.

£699,950

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DESCRIPTION

Dating back to the mid Victorian era Roaring Gate Farm is a detached farmhouse with the undoubted bonus of a separate annex to the rear. Briefly the accommodation comprises a porch, lounge, dining room, study/sitting room, breakfast kitchen and large conservatory whilst at first floor level are four bedrooms one with en-suite facilities and a family bathroom contained within a separate annex and above the garaging is a hall, lounge, kitchen, bedroom and bathroom. In addition to which is a good sized double garage, gardeners wc and laundry room. The gardens are as described overleaf.

This part of the countryside is set more or less equi distant between Hale Barns village and the airport. The number of rural properties within this area are in short supply and the area generally is characterised by individual properties all set within reasonable striking distance of Hale Barns village.

The urban motorway network and International Airport are close by. The Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound. Hale's fashionable village is within ten minutes drive with its range of shops and restaurants whilst Altrincham is also close at hand with its Metrolink services into Manchester.

DIRECTIONS

From the centre of Hale Barns proceed along Shay Lane, follow Shay Lane to its extremity turning left onto Roaring Gate Lane, the property will be found on the right hand side after approximately two thirds of a mile.

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

PORCH

with entrance door, tiled floor and window to the side. Door opening to lounge.

LOUNGE 27'7" X 13'6" (8.40 X 4.11)

brick fireplace feature with oak carved surround and with dog grate and living flame fire. Two sash windows, sliding patio doors and two radiators. Beams to ceiling.

DINING ROOM 15'4" X 14'1" (4.67 X 4.29)

mahogany floor, timber fireplace surround. Radiator and timber beams to the ceiling. Stairs rising to the first floor.

STUDY/SITTING ROOM 14'2" X 11'6" (4.31 X 3.50)

dado rail, cupboard. French doors and radiator.

BREAKFAST KITCHEN 28'0" X 9'0" (8.53 X 2.74)

fitted with farmhouse hand built pine units fitted with Corian worktops over. China cabinet. Neff oven and Neff electric hob. De Dietrich dishwasher, quarry tiled floor. Radiator and beamed ceiling. Window and door to rear.

CONSERVATORY 20'0" X 14'6" (6.09 X 4.42)

sealed unit double glazed windows. Tiled floor and French doors to outside.

FIRST FLOOR & LANDING

LANDING

BEDROOM ONE 15'5" X 13'5" (4.69 X 4.08)

sash hardwood window to front, corniced ceiling and dado rail. Radiator.

BEDROOM TWO 15'4" X 14'2" (4.67 X 4.31)

double glazed sash window to side, open shelved storage with hanging rails. Radiator.

BEDROOM THREE 16'3" X 11'8" (4.95 X 3.55)

stripped floorboards, leaded light window to the rear and radiator.

EN-SUITE BATHROOM

fitted with a suite comprising corner panelled bath fitted with Mira shower over, pedestal wash basin and low level wc. Stripped floorboards with leaded light window.

BEDROOM FOUR 13'5" X 11'5" (4.08 X 3.48)

hardwood sash window to front. Built-in wardrobes and storage over. Radiator and dado rail.

BATHROOM

fitted with a suite comprising contemporary cast iron bath, wash basin fitted in teak washstand and low level wc. Shower enclosure with shower, tiled splashback areas. Storage cupboards and radiator. Loft access.

ANNEX

At first floor level and above the garaging.

HALL 8'9" X 4'2" (2.66 X 1.27)

glazed panelled door, corniced ceiling and radiator.

LOUNGE 12'7" X 12'4" (3.83 X 3.75)

hardwood sash style window, sliding patio doors to balcony, radiator and wall light points.

KITCHEN 12'2" X 8'5" (3.70 X 2.56)

fitted base and wall units, single drainer 1_ bowl sink. Indesit oven and hob and laminate floor. Window to side.

BEDROOM 12'3" X 11'3" (3.73 X 3.42)

fitted wardrobes, window and radiator.

BATHROOM 8'6" X 7'8" (2.59 X 2.33)

burgundy suite comprising panelled bath with shower, pedestal wash basin and low level wc. Tiled walls. Radiator and airing cupboard.

EXTERNALLY

GARAGE 35'0" X 15'10" REDUCING TO 10'10" (10.66 X 4.82) REDUCING TO (3.30)

door to the front and covered recess to the rear of the house.

GARDENERS WC

LAUNDRY ROOM 11'8" X 5'7" (3.55 X 1.70)

sink unit, central heating boiler and plumbing for washing machine.

GARDENS

Roaring Gate Farms stands within attractive mature gardens extending to 0.75 acres or thereabouts. They are predominantly laid to lawn and bordered by hedgerows and have established flowerbeds and fruit trees.

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 'G'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



