



SUMMER HOUSE 78 HIGH ELM ROAD | HALE BARNES

OFFERS OVER £1,500,000

A replanned and refurbished individually designed detached family house occupying a mature tree lined site approximately one third of an acre. Extending to around 4,400 sq ft the accommodation briefly comprises reception hall, sitting room, family room, open plan living/dining/breakfast kitchen, utility room, cloakroom/WC, primary bedroom with en suite bathroom and dressing room, four further en suite double bedrooms and dressing room/home office. Gas fired central heating, pressurised hot water system and PVCu double glazing. Block paved driveway and integral double garage. Paved rear terrace and vast expanse of lawn.

DESCRIPTION

This substantial individually designed detached house has been thoughtfully replanned and beautifully refurbished by the current owners to create superb family living space incorporating rooms of generous size complemented by quality fittings and a naturally light interior.

Upon entering the feeling of space is apparent and the impressive reception hall leads to a galleried landing above with spindle balustrade and architectural glazed gable. Positioned toward the front a family room provides adaptable accommodation and may be suitable for a variety of uses, whilst to the rear a spacious dual aspect formal sitting room is over 30' in length and opens onto the stone paved terrace through French windows. The carefully designed and superbly proportioned open plan living space features clearly defined areas alongside access to the exceptional rear gardens and presents an opportunity to remodel the kitchen to individual taste. In addition there is a utility room with entry to the integral garage and well appointed cloakroom/WC.

The stunning primary bedroom benefits from a sumptuous en suite bathroom complete with walk-in shower and excellent dressing room with fitted wardrobes. There are three further first floor double bedrooms all with luxurious fully tiled en suite shower rooms plus double bedroom, en suite shower room and dressing room at second floor level.

The grounds are approached beyond double opening wrought iron gates and the block paved driveway provides off road parking for two cars with double integral garage featuring remotely operated doors. Externally to the rear there is a paved terrace which is ideal for entertaining during the summer months with steps down to a vast expanse of lawn surrounded by a variety of mature trees all of which combines to create an attractive setting.

With its convenient location and revitalised village centre, Hale Barns remains hugely desirable and popular as a residential location. Only 12 miles from Manchester's vibrant city centre and minutes from the M56, Hale Barns could not be better placed. The location offers easy access to Manchester International Airport as well as Hale train station and the Metrolink station in Altrincham.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

15'6" x 14'9" (4.72m x 4.50m)

Double opening hardwood front door set within matching double glazed side-screens. Spindle balustrade staircase to the first floor. Understairs storage cupboard. Tiled floor. Integrated ceiling speaker. Recessed LED lighting. Radiator.

CLOAKROOM/WC

White/chrome wall mounted vanity wash basin and cantilevered WC with concealed cistern. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

FAMILY ROOM

12'2" x 11'11" (3.71m x 3.63m)

PVCu double glazed window to the front. Provision for a wall mounted flat screen television. Integrated ceiling speaker. Recessed LED lighting. Radiator.

SITTING ROOM

30'5" x 13'9" (9.27m x 4.19m)

PVCu double glazed French windows set within matching side-screens to the rear. Two PVCu double glazed windows to the side. Provision for a wall mounted flat screen television. Integrated ceiling speaker. Recessed LED lighting. Coved cornice. Two radiators.

OPEN PLAN LIVING/DINING/BREAKFAST KITCHEN

Planned to incorporate:

LIVING AREA

14'9" x 13'2" (4.50m x 4.01m)

Wide openings to the dining area and breakfast kitchen. Integrated ceiling speaker. Recessed LED lighting. Radiator.

DINING AREA

13'2" x 9'10" (4.01m x 3.00m)

Wood effect flooring. Integrated ceiling speaker. Recessed LED lighting. Radiator. Wide opening to:

BREAKFAST KITCHEN

32'6" x 14'6" (9.91m x 4.42m)

Fitted with a range of Shaker style wall and base units beneath polished granite work surfaces/up-stands and undermount 1 1/2 bowl stainless steel sink with mixer tap and tiled splash-back. Matching centre island. Integrated appliances include a double electric fan oven/grill, five ring gas hob with chimney cooker hood above. Recess for an American style fridge/freezer and dishwasher. PVCu double glazed French windows set within matching side-screens to the rear. PVCu double glazed window to the rear. Wood effect flooring. Integrated ceiling speaker. Provision for a wall mounted flat screen television. Recessed LED lighting. Radiator.

UTILITY ROOM

9'11" x 5'10" (3.02m x 1.78m)

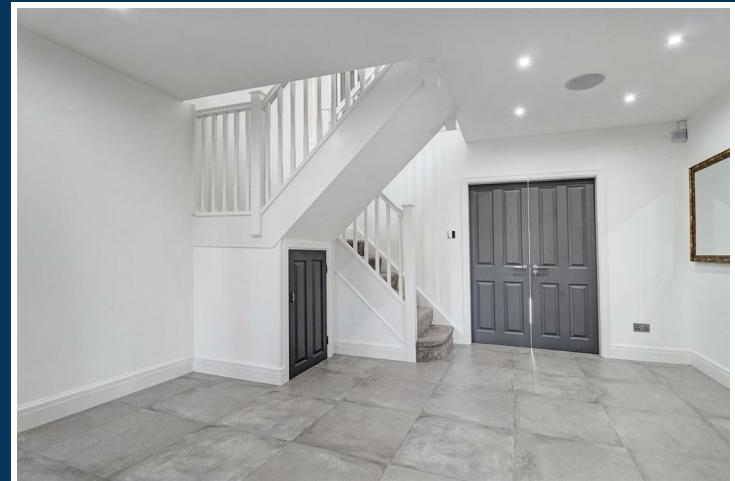
With the continuation of the kitchen units and polished granite work surfaces/up-stands. 1 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Access to the integral garage. Wood effect flooring. PVCu double glazed window to the side. Recessed LED lighting. Radiator.

FIRST FLOOR

LANDING

26'1" x 14'9" (7.95m x 4.50m)

Spindle balustrade to the second floor. Storage cupboard with double opening doors. Under-stair storage cupboard. PVCu double glazed gable window to the front. Integrated ceiling speaker. Recessed LED lighting. Radiator.



BEDROOM ONE

20'9" x 14'11" (6.32m x 4.55m)

Two PVCu double glazed windows to the rear. Integrated ceiling speaker. Provision for a wall mounted flat screen television. Recessed LED lighting. Two radiators.

DRESSING ROOM/BEDROOM FIVE

14'11" x 11' (4.55m x 3.35m)

Fitted with a comprehensive range of wardrobes. Access to the landing. PVCu double glazed window to the rear. Radiator.

EN SUITE BATHROOM/WC

11'9" x 9'6" (3.58m x 2.90m)

White/chrome panelled bath with mixer tap, twin vanity wash basins with mixer taps and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Integrated ceiling speaker. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

18'6" x 13'10" (5.64m x 4.22m)

Integrated ceiling speaker. Two PVCu double glazed windows to the rear. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

7'2" x 7'2" (2.18m x 2.18m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM THREE

17'1" x 16'6" (5.21m x 5.03m)

Integrated ceiling speaker. Two PVCu double glazed windows to the front. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

8' x 6'3" (2.44m x 1.91m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

BEDROOM FOUR

16'6" x 16'4" (5.03m x 4.98m)

Integrated ceiling speaker. Two PVCu double glazed windows to the front. Radiator.

EN SUITE SHOWER ROOM/WC

7'1" x 5'1" (2.16m x 1.80m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

SECOND FLOOR

LANDING

Velux window. Recessed LED lighting.

BEDROOM SIX

17'10" x 9'9" (5.44m x 2.97m)

Integrated ceiling speaker. Three velux windows. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

14' x 9'9" (4.27m x 2.97m)

Integrated ceiling speaker. Two velux windows. Recessed LED lighting. Radiator.

STORE

9'9" x 5' (2.97m x 1.52m)

Wall mounted gas central heating boiler and pressurised hot water system. Recessed LED lighting.

OUTSIDE

INTEGRAL DOUBLE GARAGE

17'7" x 17'2" (5.36m x 5.23m)

Twin remotely operated up and over doors. Hardwood panelled door with opaque glazed insert to the side. Access to the utility room. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

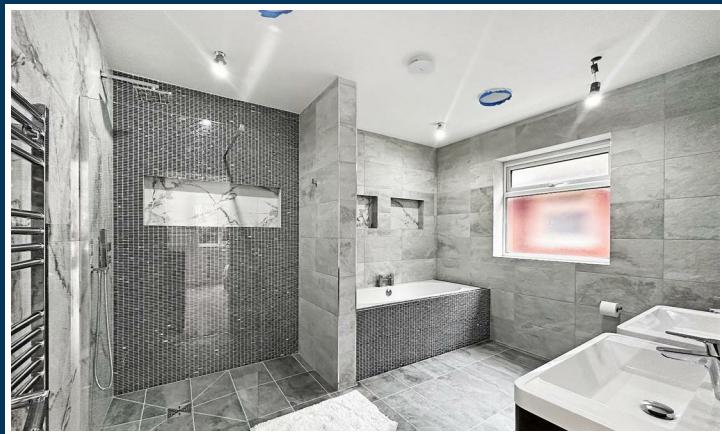
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

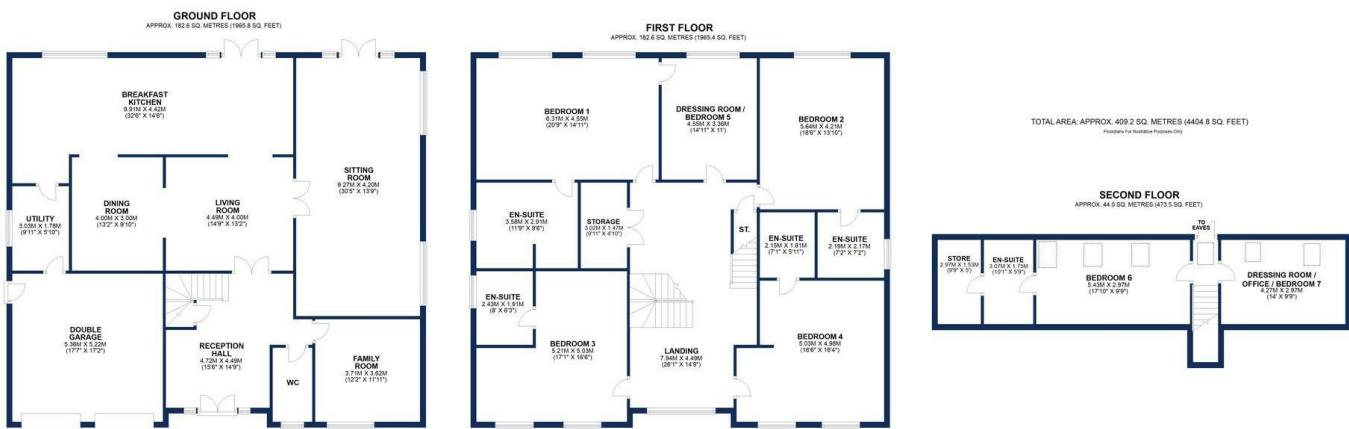
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NOTE

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



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