



BRYN BOLLIN SUNBANK LANE | HALE BARNES

£775,000

NO CHAIN An individual character property standing in beautiful gardens with views over open countryside to both front and rear. Accommodation in brief comprises entrance hallway, superb L shaped sitting room, contemporary fitted kitchen open to separate dining room, large conservatory leading to fabulous gardens, utility room and downstairs wc. To the first floor there are four bedrooms and a contemporary bathroom/WC. Externally there is an attached car port and driveway providing ample parking and private gardens to both front and side. Bryn Bollin is surrounded by lovely countryside with wonderful views yet within ten minutes of the centre of Hale Barnes or Wilmslow and access to the North West motorway network. The property is also conveniently situated with excellent commuter links into Manchester and easy access to Manchester International Airport.

POSTCODE: WA15 0PZ

DESCRIPTION

Bryn Bollin is an individually designed detached chalet style property standing in a slightly elevated position set well back beyond the York stone paved driveway within mature landscaped grounds.

The grounds are a feature with undulating lawns and surrounding well stocked flower beds screened by mature trees and with views over open countryside to both front and rear. It is hard to imagine just a little over a mile away is the village centre of Hale Barns.

The accommodation benefits from central heating and double glazing and incorporates well proportioned rooms with interesting features all of which combine to add both character and charm.

The central entrance hall is flanked by the dining room and superb L shaped sitting room with windows to both front and rear and a focal point of an inglenook and individual fireplace. There is also a substantial conservatory and fitted breakfast kitchen with integrated appliances. There is an adjacent laundry room and cloakroom/WC.

To the first floor the main bedroom is toward the rear and there are three further double bedrooms and family bathroom/WC. Externally the accommodation is completed by a long car port and with additional parking within the driveway.

An exceptional home in a rural yet convenient location.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

14'3" x 6'3" (4.34m x 1.91m)

With timber framed leaded effect double glazed door and matching side screen. Laminate flooring. Picture rail. Radiator. Stairs to first floor.

SITTING ROOM

23'8" x 21'2" (7.21m x 6.45m)

With leaded effect PVCu double glazed bay window to the front plus additional leaded and stained effect double glazed windows to the front, side and rear. Three radiators. Living flame gas fire. Television aerial point.

DINING KITCHEN

30'2" x 10'11" (9.19m x 3.33m)

Fitted with a comprehensive range of cream wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with stainless steel extractor hood over. Integrated dishwasher. Space for fridge and freezer. Tiled splashback. PVCu double glazed window overlooking the rear gardens. Lead effect PVCu double glazed window to the front. Laminate flooring. Two radiators. Ample space for dining suite. Telephone point.

CONSERVATORY

12'11" x 12'2" (3.94m x 3.71m)

Timber framed construction with tiled floor and doors to the garden. Light and power.

UTILITY

8'11" x 6'3" (2.72m x 1.91m)

With work surface with plumbing for washing machine and space for dryer beneath. Tiled floor. Window to the side. Floor mounted Worcester central heating boiler.

CLOAKROOM/WC

With WC and wash hand basin. Laminate flooring.



REAR PORCH

With tiled floor and sliding doors to the garden. Access to large storeroom with light and power.

FIRST FLOOR

LANDING

Loft access hatch. Airing cupboard housing hot water cylinder.

BEDROOM 1

13'2" x 11'7" (4.01m x 3.53m)

PVCu double glazed window to the rear. Radiator. Telephone point.

BEDROOM 2

12'4" x 10'11" (3.76m x 3.33m)

Lead effect PVCu double glazed window to the side. Radiator. Fitted storage cupboard. Eaves storage space.

BEDROOM 3

11'3" x 10'6" (3.43m x 3.20m)

With lead effect PVCu double glazed window to the side. Radiator. Fitted storage cupboard and access to eaves storage space. Telephone point.

BEDROOM 4

11'3" x 8'7" (3.43m x 2.62m)

PVCu double glazed window to the rear plus additional timber framed double glazed porthole window. Radiator.

BATHROOM

Fitted with a white suite with chrome fittings comprising panelled bath with shower over, WC and wash hand basin. Lead effect double glazed window to the front. Part tiled walls. Chrome heated towel rail. Extractor fan.

OUTSIDE

To the front of the property the flagged driveway is approached via double timber gates and leads to a large car port to the side. Towards the front side and rear are gardens laid mainly to lawn with well stocked flowerbeds and mature hedge and fence borders and enjoy a high degree of privacy.

SERVICES

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

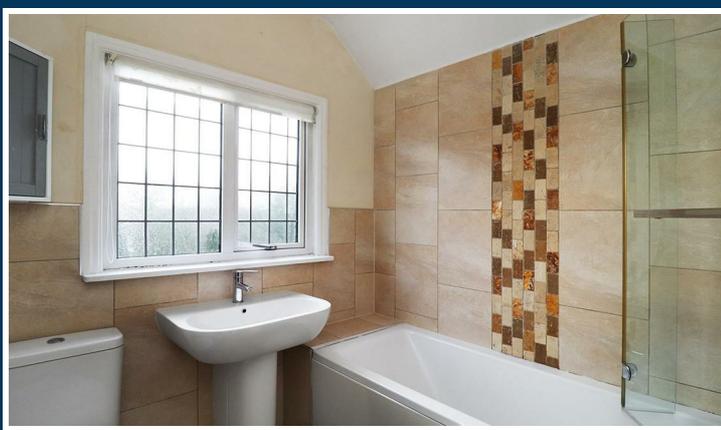
Manchester Band G.

TENURE

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

NOTE

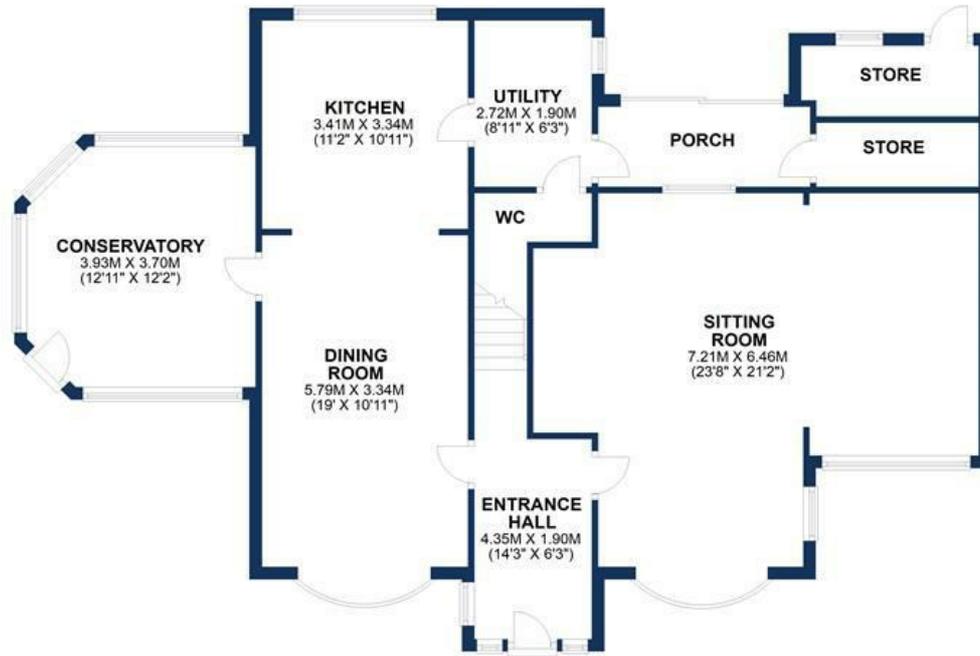
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 109.3 SQ. METRES (1176.9 SQ. FEET)



FIRST FLOOR

APPROX. 63.6 SQ. METRES (684.1 SQ. FEET)



TOTAL AREA: APPROX. 172.9 SQ. METRES (1861.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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