



**GASCOIGNE
HALMAN**

SHAY LANE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



SHAY LANE, HALE BARNES

£1,500,000

Refurbished four-bed detached home with gated drive, stunning gardens, open-plan kitchen, two ensuites, balcony, flexible living spaces, and seamless indoor-outdoor entertaining areas.





DESCRIPTION

Rainford is a masterfully refurbished, four-bedroom detached family residence that perfectly pairs contemporary luxury with effortless everyday living. Set behind secure, electric gates with a sprawling multi-vehicle driveway, this exceptional home is framed by breathtaking, mature rear gardens that offer total privacy.

A welcoming reception hallway showcases a striking bespoke staircase, a guest W/C, and direct access to the integral garage.

Positioned perfectly for flexibility, a bright formal dining room features a skylight and bi-fold doors, adapting easily into an inspiring home office or a vibrant children's playground.

The Heart of the Home is the expansive, open-plan kitchen and family living hub serves as the ultimate gathering space. Culinary enthusiasts will love the premium granite worktops, the oversized central island, a suite of high-specification integrated appliances, and a matching, practical utility room.

A beautifully bright formal lounge anchors the front of the home, utilizing a contemporary media-and-fireplace wall to cleverly divide the room into an intimate reading nook and a spacious area for entertaining.

Elevating the first floor, the master bedroom is a generous sanctuary complete with custom fitted wardrobes and a sleek, modern ensuite. French doors open onto a large, covered private balcony with a seamless glass balustrade-an idyllic spot for morning coffee overlooking the verdant gardens.

A second double bedroom boasts its own private ensuite bathroom, while two additional double bedrooms are serviced by a showroom-style luxury family bathroom.

Ascend to the top floor to discover a remarkably bright, tranquil study. Bathed in natural light from multiple skylights, it offers an isolated, peaceful environment perfectly tailored for working from home.

The outdoor space is a major highlight with bi-folding doors that sweep open across the full width of the kitchen, dissolving the boundary between inside and out. The doors lead directly onto a massive, raised paved terrace designed for large-scale al fresco dining. Steps lead down to the beautifully manicured, established lawns-a secure, sun-drenched safe haven for children and pets to explore.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

TENURE

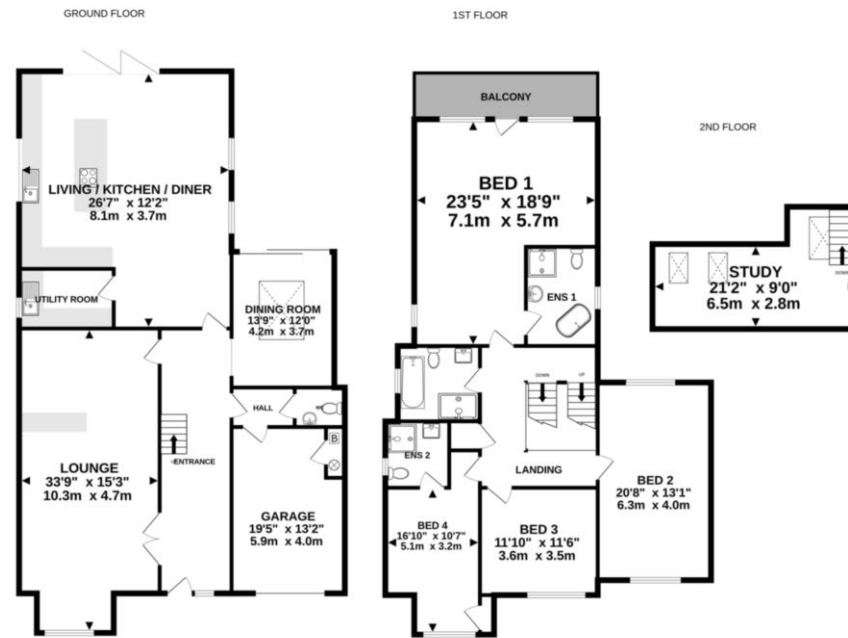
Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax Band G.

POSTCODE

WA15 8UE



TOTAL FLOOR AREA : 3058 sq.ft. (284.1 sq.m.) approx.
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