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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# The Stables, Top Field Mill Lane

Ashley, Altrincham, Cheshire, WA15 0RD

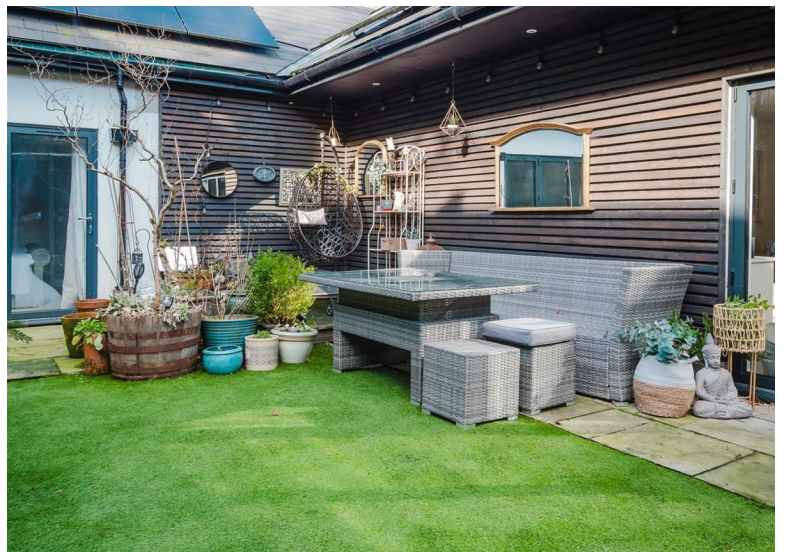


£595,000

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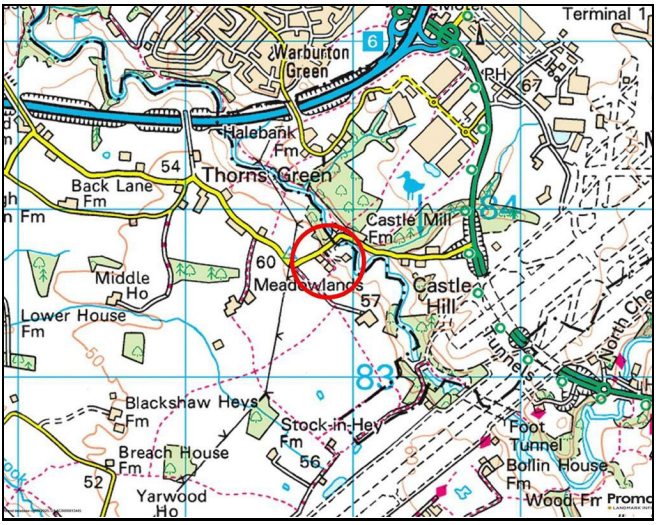
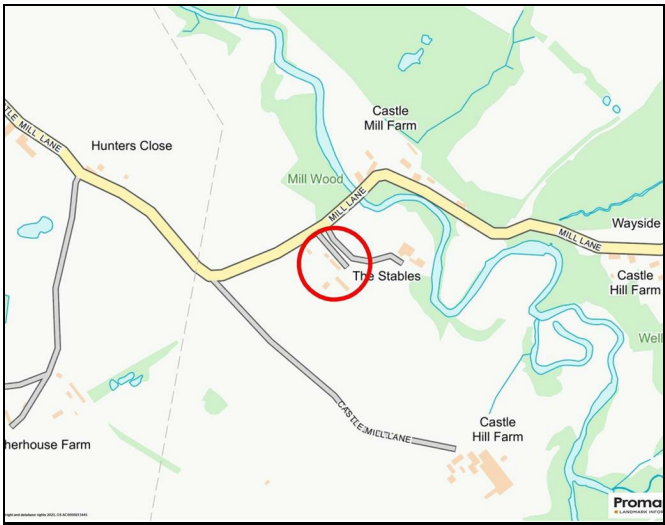
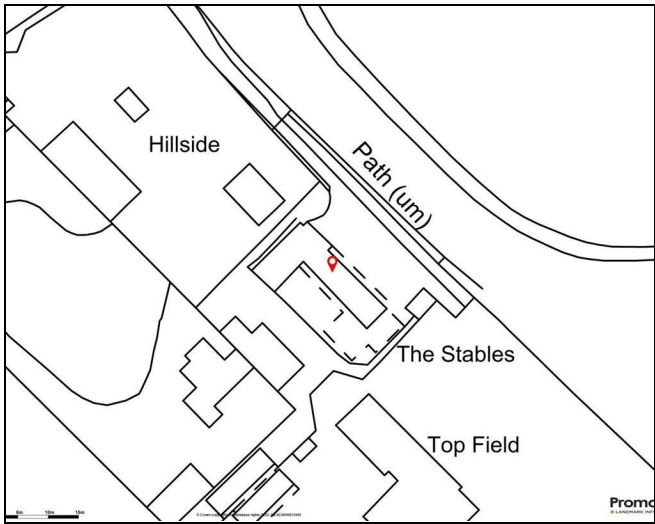
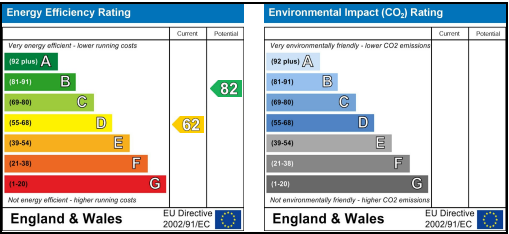
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# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A UNIQUE DETACHED BUNGALOW WITH ADDITIONAL LOFT ROOMS AND A LARGE OUTBUILDING, IN A SEMI RURAL LOCATION STANDING ON A GOOD SIZED, ELEVATED GARDEN PLOT. 2483QFT

Entrance Area. Fabulous Open Plan Living Room and Dining Kitchen. Utility Room. Two Double Bedrooms. Two Bath/Shower Rooms. Three Loft Rooms. Parking. Tiered Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



# in detail

A fabulous opportunity to acquire this remarkable Detached Bungalow with extensive Loft space and a large outbuilding/Guest Suite, positioned in this delightful semi-rural location, well set back from the road within easy reach of the centre of Ashley Village.

The property offers superbly sized accommodation, principally on one floor extending to just under 1500 square feet, but with the added benefit of having three substantial Loft Rooms, bringing the total space to approx. 2250 square feet. If these rooms were to be used as Bedrooms, they would need building regulations sign off, in addition to retrospective planning, if required.

The Garden plot is impressive being tiered with a central courtyard style area.

To the Ground Floor is an Entrance Area opening in to the fabulous 600sqft Open Plan Living Room and Dining Kitchen with bi-fold doors onto the Gardens, windows to the front and a cast iron stove fireplace feature. The Kitchen is fitted with a range of custom build shaker style units arranged around an island unit and with built oven, microwave, and dishwasher.

A door leads through a Rear Hall and pantry to the Utility Room which in turn leads through to a boot room and storage.

Inner Hall with access to Two Ground Floor Double Bedrooms and Two well appointed Shower Rooms, one being En Suite to the Principal Bedroom. The Principal Bedroom enjoys a walk in wardrobe and bi-fold doors onto the Gardens.

The First Floor Loft Space is approached via a staircase from the Rear Hall, to a landing Study Area leading in to Three large Loft Rooms with extensive roof void storage space.

Externally, the property is approved via a Lane providing shared access to three properties. There is extensive off street Parking across the front of the house.

To the rear there are patio areas and covered timber pergola enclosing an area of artificial lawn. Steps rise to a substantial raised, tiered Garden Area rising to the boundaries.

The site is enclosed with substantial mature trees within the boundaries of this and neighbouring properties providing a delightful outlook from all sides.

A most unusual and interesting property.

- Freehold
- Council Tax Band C

