

# Beech Trees

Charcoal Road, Bowdon



Jackson-Stops  
& Staff



People **Property** Places

An elegant period property standing in stunning grounds extending to a little over 1.5 Acres with an exciting planning permission for a separate dwelling

## Description

Beech Trees is an elegant detached period house constructed of rendered and brick elevations under a tiled roof circa 1904. The house stands well within its plot which extends to approximately 1.5 acres of beautiful grounds and enjoys a delightful Southerly aspect to the front. The impressive reception hall leads directly to the principal reception rooms which include a generous South facing drawing room with open fire. At the rear of the house there is a large breakfast kitchen with an extensive range of fitted units, gas fired Aga and electrical appliances, with pleasant views across the rear gardens. There is also a useful study, dining room and ground floor wc and cloaks area. To the first floor the master bedroom boasts an extensive range of built in wardrobes and en suite bathroom whilst the three further bedrooms are served by the family bathroom. To the rear of the property bedrooms five and six can be found, one of which has en suite facilities and this area could easily be incorporated to create a self contained staff annexe if required. To the second floor there are two large attic bedrooms and storage facilities. The property still retains many original period features including panelled doors, parquet flooring, leaded windows and feature fireplaces.





## Accommodation in Brief

- Reception Hall
- Drawing Room
- Dining Room
- Sitting Room
- Study
- Cloakroom/WC
- Garden Room
- Breakfast Kitchen
- Utility Room
- Master Bedroom Suite
- Guest/Staff Annexe
- Three Further Bedrooms
- Two Attic Bedrooms
- Family Bathroom
- Extensive Gardens
- In all Approximately 1.5 Acres
- Planning Permission for a new attached
- Double Garage
- Detached Outbuilding with an exciting planning permission

## Proposed Accommodation

- Entrance Hall
- Lounge
- Living Dining Kitchen
- Utility Room
- Master Bedroom Suite
- Guest Bedroom
- Bathroom
- Double Garage
- Gardens

## Outside

Beech Trees is set in an extremely private location at the head of a long sweeping private driveway which provides a glimpse of its impressive facade. There is ample parking for a number of vehicles and access to the detached garage block which has planning permission for conversion for a separate dwelling or could be simply used as a guest/dependent relative annex or as a home office if required. The gardens enjoy a wealth of mature shrubs, trees, rhododendrons, flower beds and borders including a number of specimen trees.

## Location

Charcoal Road is one of the areas most highly regarded roads on the outskirts of Bowdon adjoining open countryside owned by the National Trust. Just 1 ½ miles away from Hale and Altrincham centres the property enjoys a number of shopping, educational and recreational amenities. Dunham Massey National Trust Park is close by in which many fine walks can be enjoyed. The North West motorway network is easily accessible at junction 7 of the M56 providing superb access across the region and to Manchester International airport.

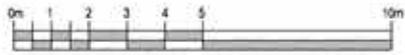
- M56 (J7) 1 mile
  - Hale 1 ½ miles
  - Manchester International Airport 5 ½ miles
  - Knutsford 6 miles
  - Wilmslow 8 miles
  - Manchester City Centre 9 ½ miles
- (Approximate mileages)





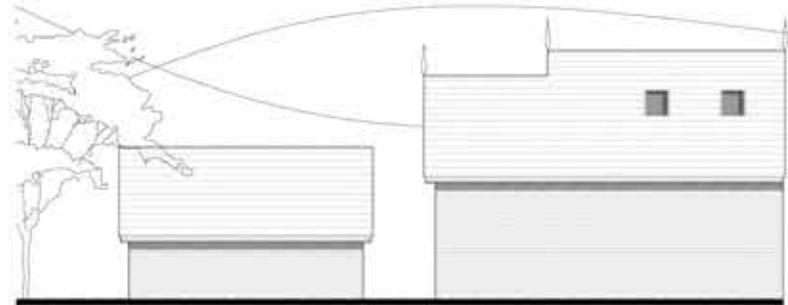
# Coach House - Proposed Planning Floor Plans

© colder peel partnership ltd



front elevation (south)

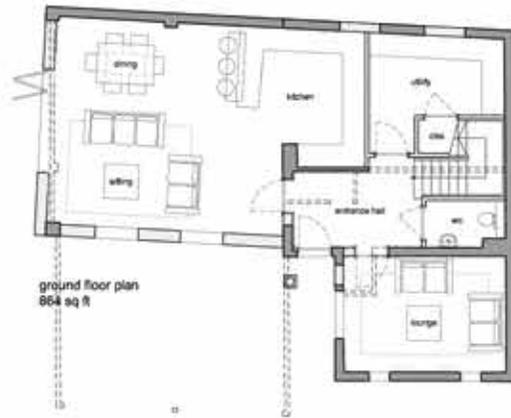
outline of proposed attached garage shown by dashed red line



side elevation (east)



garage side elevation (south)



ground floor plan  
864 sq ft

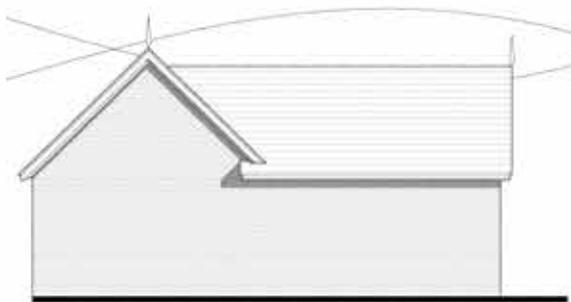
- demolished wall
- retained wall
- new wall



first floor plan  
591 sq ft



garage side elevation (north)

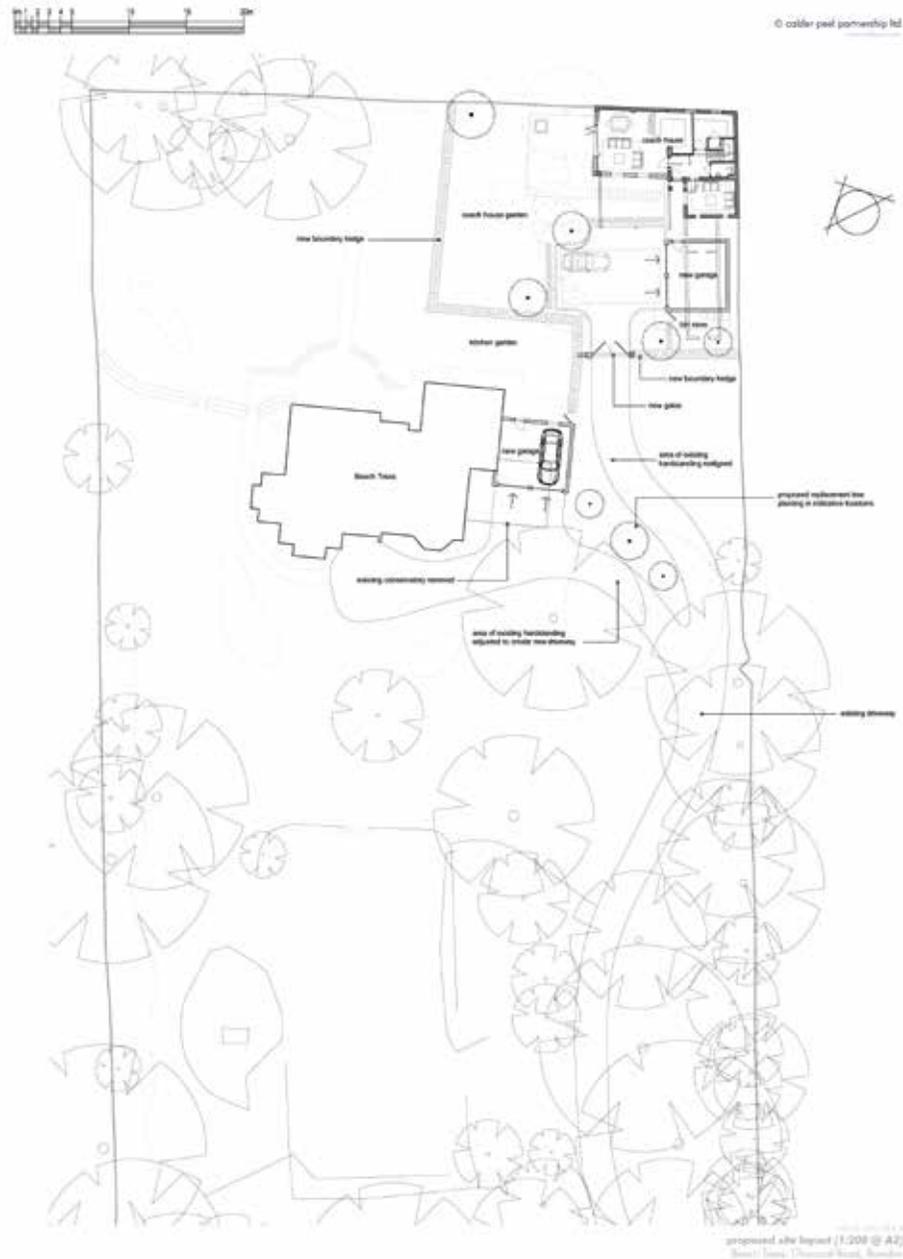


rear elevation (north)



garden elevation (west)

# Coach House - Proposed Site Plan



Hale 0161 928 8881 hale@jackson-stops.co.uk

174 Ashley Road, Hale, Cheshire, WA15 9SF.

jackson-stops.co.uk



Jackson-Stops  
& Staff

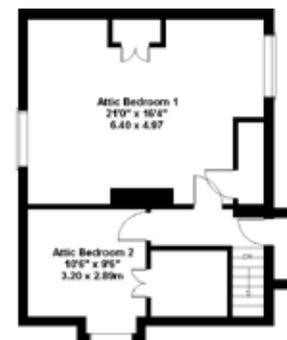


Ground Floor

Approximate Gross  
Internal Area:  
4,833 sq ft - 449 sq m



First Floor



## Directions (WA14 4RU)

From Hale village proceed over the railway crossing to the traffic lights. Turn left keeping the Bowdon Hotel on your left hand side and proceed along Langham Road which in turn becomes Park Road. At the traffic lights proceed straight across and Beech Trees can be easily identified after approximately 100 yards on the right hand side.

## Property Information

**Services:** Mains gas, electricity and water are currently connected. Drainage to a septic tank, gas fired AGA, gas central heating.

1. **Note:** None of the service installations have been tested by the Agents.

2. **Further information** about the planning permission is available upon request from the selling agents. Trafford Borough Council ref 84852/FUL/15.

**Local Authority and Council Tax:**  
Trafford Borough Council Tel: 0161 912 2000  
Band H. Amount Payable 2015/2016 £2630.34

**Fast Find:** 58930

**The Property Misdescriptions Act:** JSS (South Manchester) Ltd, for themselves and for the Vendors and Lessors of this property who's Agents they give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; No person in the employment of JSS (South Manchester), has any authority to make or give any representation or warranty whatever in relation to this property

