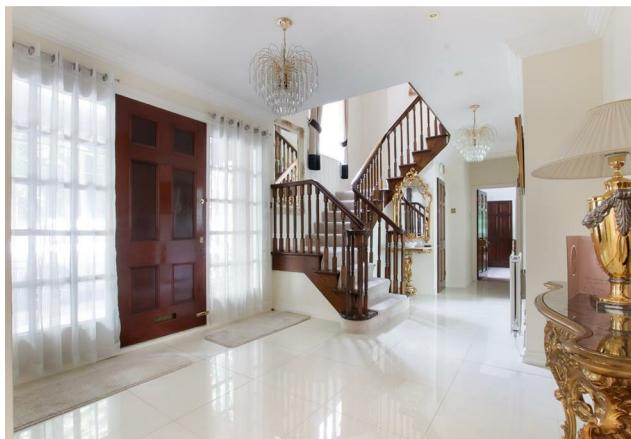




## Features

- Substantial 0.62 Acres Plot • Four Bed Detached with Separate Self Contained Annexe
- Six Reception Rooms
- Covenant Allows Up to Four Houses to be Built On The Land (Subject to Planning)
- Triple Garage
- Games Room with Bar and Separate Shower Room
- Opportunity to Extend
- Main Bedroom Suite with Four Piece Ensuite and Dressing Room
- Gated Entrance with Significant Off Road Parking
- Private and Enclosed South Facing Rear garden



Beam House is a substantial and well presented five bedroom detached family home. Occupying over 5,000 sqft and nestled within over 0.6 acres of well manicured, private south facing gardens. This distinguished home represents a unique opportunity as per the covenant, to either further extend or seek planning for a total of four homes to be built within the grounds subject to relevant planning. The property also resides within the Devisdale Conservation area.

Bucklow View is a prestigious cul-de-sac within Bowdon, with easy access to motorway links and within catchment of highly regarded local schools, as well as, within walking distance of Altrincham Town Centre.

Upon entry there is a grand entrance hall with access through double doors to a formal lounge which is bay fronted and



has patio doors to the rear decking area. There is also access to a sitting room, dining room, kitchen breakfast room, games room with bar area and downstairs W.C. The kitchen breakfast provides a wide range of integrated appliances as well as an island and separate breakfast room with sliding patio doors to rear garden. There is also access to a utility room which leads out to access the separate annexe. The Games room is a fantastic space for hosting parties and gatherings, with a fitted bar area and separate shower room. From both the games room and sitting room there is access to a bright garden room/ orangery.

To the first floor there are four double bedrooms with the main suite offering a four piece ensuite and separate dressing room, with the addition of fitted wardrobes within the main quarters of the room. The immaculate family bathroom also includes a four piece suite. All bedrooms have fitted wardrobes within the main house.

The triple garage has two separate doors, a double and single with an internal walled divider splitting the garaging. Above the garage is a self contained annexe with bedroom, kitchen, lounge and bathroom. There is also an attached gardeners W.C.

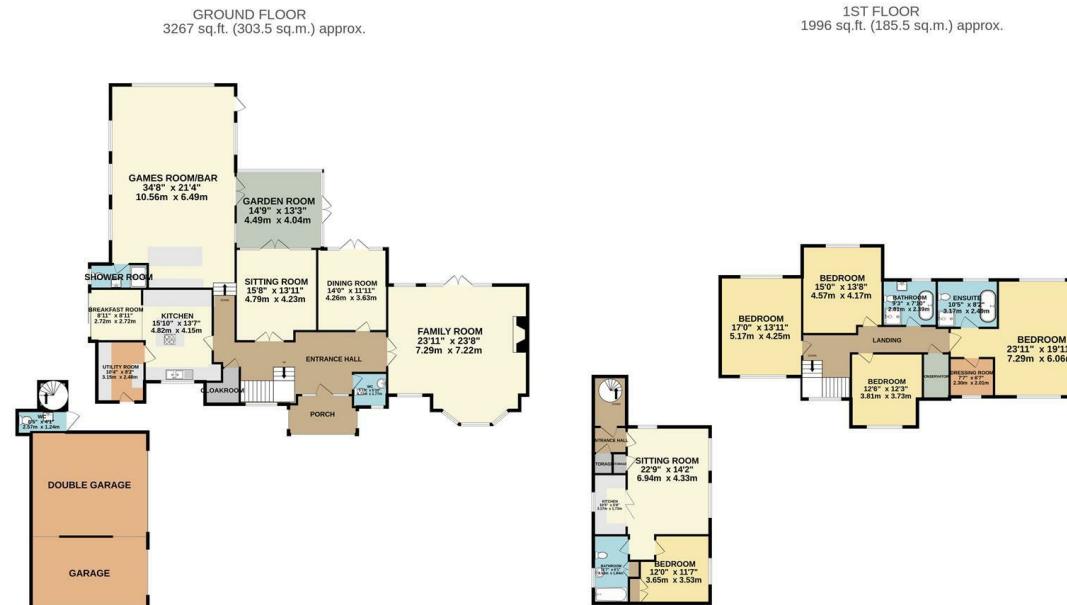
## General information

- Tax Band: H
- Sqft: 5263.00 sq ft
- Plot: 0.62 acre(s)
- Bedrooms: 5
- Bathrooms: 4
- Postcode: WA14 3JP









**TOTAL FLOOR AREA : 5263 sq.ft. (489.0 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive	