



Knutsford  
Drury Lane



# Knutsford, WA16 6HA

## Drury Lane

### £740,000



### The Property

A magnificent Grade II listed Italianate tower house dating back to circa 1899, designed and built by renowned local architect Richard Harding-Watt, forming part of the historic centre of the town. This unique property on Drury Lane sits in the heart of Knutsford, nestled amongst other Italianate style properties such as the Ruskin Rooms and Elizabeth Gaskell Memorial Tower located on King Street. The Tower House has been lovingly maintained over the years by the current owner and offers light and flexible accommodation over five floors. Particular mention must be made of the stunning period features found throughout the property such as exposed timbers, original floorboards and mullion windows, the beautiful rear terrace brimming with an array of plants, flowers and foliage as well as the tower wing with breathtaking uninterrupted views across The Moor.

Located on a no through road, a short walk to all local amenities and Tatton Park whilst also being ideally positioned for all major network links to the Northwest and beyond.

The rear terrace is a lovely feature of the property, being of a southerly, private aspect. Landscaped in a courtyard style for ease of maintenance with feature planting, block paving and brick elevations.

### Directions

From Irlams office in Knutsford, walk down King Street towards the entrance to Tatton Park. Turn right down Drury Lane where The Tower House will soon be seen on your right.

- A magnificent Grade II listed Italianate Tower House
- Situated in the heart of Knutsford town centre
- A few steps to Tatton Park entrance
- Stunning period features
- Spacious & flexible living accommodation
- Breakfast kitchen with appliances
- Five generous bedrooms
- Two bathrooms (one en-suite)
- Lovely enclosed courtyard garden
- Stunning views
- Parking available

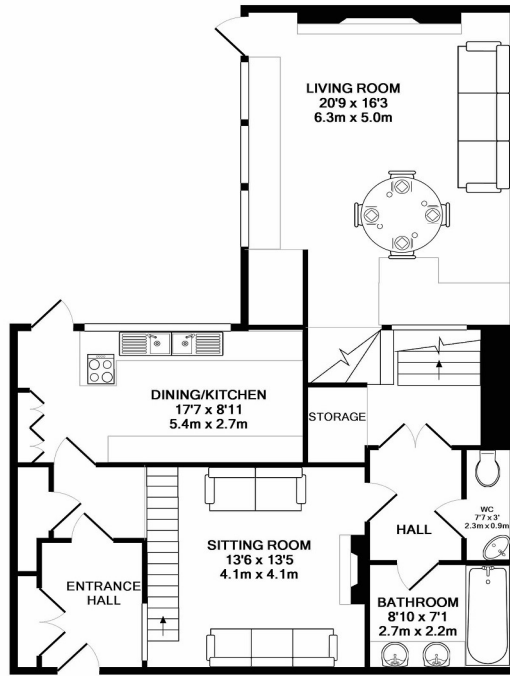
**Postcode** – WA16 6HA

**Tenure** – Freehold

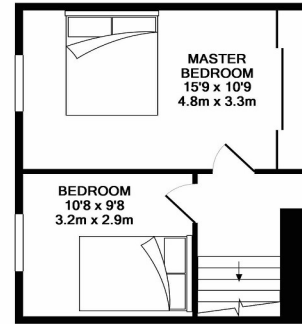
**Local Authority** – Cheshire East

**Council Tax** – Band E

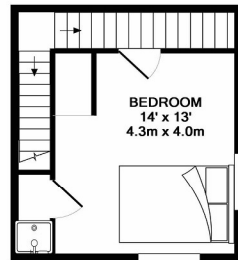




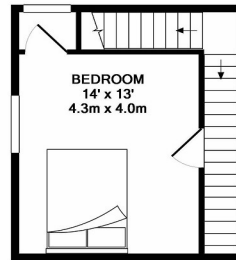
GROUND FLOOR  
APPROX. FLOOR  
AREA 999 SQ.FT.  
(92.8 SQ.M.)



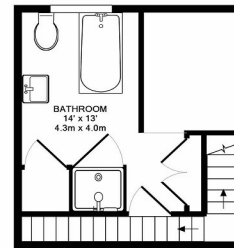
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)



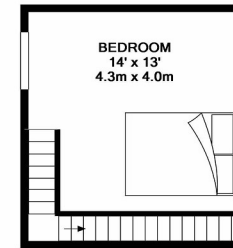
1ST FLOOR  
APPROX. FLOOR  
AREA 219 SQ.FT.  
(20.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 222 SQ.FT.  
(20.6 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 211 SQ.FT.  
(19.6 SQ.M.)



4TH FLOOR  
APPROX. FLOOR  
AREA 205 SQ.FT.  
(19.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2205 SQ.FT. (204.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative 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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