



**Allostock**  
London Road







## The Property

This Grade II listed 17th Century former public house and farm house, and its accompanying outbuildings have been sympathetically maintained and extended over the years to now provide substantial accommodation set over three storeys, plus cellar storage. Ready for a course of further modernisation and improvements throughout, the property offers fantastic potential to put your own finishing touches to what is already a prominent home, filled with period features blended with modern twists. The house has also had planning permission granted for a further single storey extension, and reconfiguration to the 1st floor layout (Cheshire West & Chester planning ref: 22/02034/FUL). Sitting in a prominent position in a plot of approximately a third of an acre, the property is conveniently located for access to Knutsford, Holmes Chapel and beyond. The house itself offers generous, flexible space, with great room proportions amplifying the character features. Particular mention must be made of the stunning main bedroom suite with its recently-fitted en-suite full bathroom, and dressing room with walk-in wardrobes. The property is approached via a gated driveway providing ample off-road parking for multiple vehicles and leading to the detached double garage offering further parking and storage. The garage also boasts fully self-contained annexe accommodation, perfect for visiting friends and family. The gardens are a great feature of the property, laid mainly to lawn and bordered by mature hedges providing a high degree of privacy. patios to both the front and rear provide perfect spots for outdoor dining and entertaining whilst capturing the morning, afternoon and evening sun.

## Directions

From Knutsford Town centre proceed along Toft Road (A50) for approx 4.8 miles which turns into Holmes Chapel Road/London Road into Allstock. After passing Mangoletsi Garage turn right into the driveway which leads up to the property.



## SUMMARY OF ACCOMMODATION

- Grade II listed 17th Century former public house and farmhouse
- Spacious & flexible living accommodation set over three floors
- Seven generous bedrooms (three with en-suite bathrooms & the principle bedroom also having a dressing room/walk-in wardrobe)
- Double garage & private gated driveway providing ample secure off road parking
- Stunning gardens with patio, private courtyard and lawned areas providing perfect spots for outdoor dining and entertaining
- Separate self-contained one-bedroom annexe
- Planning permission granted for a single storey extension













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**Asking Price – Offers Over £895,000**

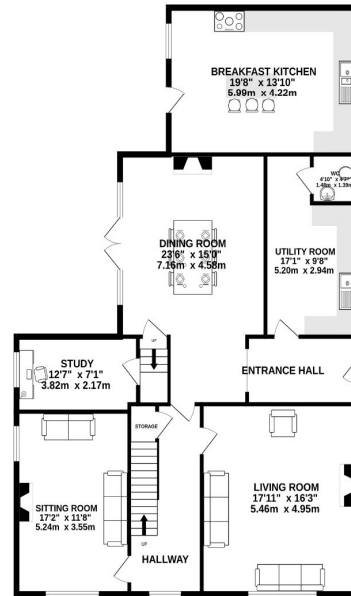
**Postcode – WA16 9LU**

**Tenure – Freehold**

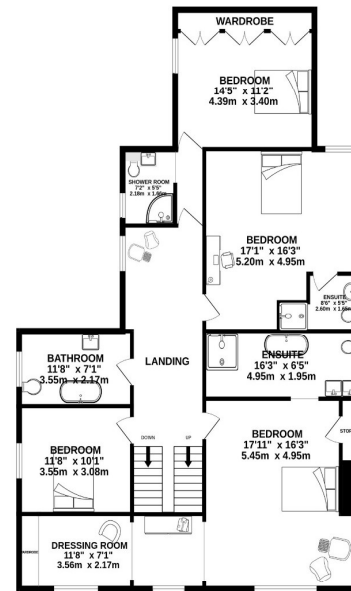
**Local Authority - Cheshire West & Chester**

**Council Tax – Band G**

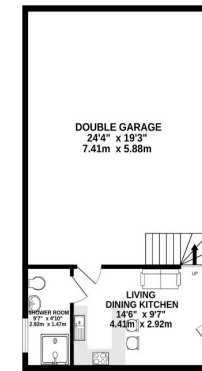
GROUND FLOOR  
1536 sq ft. (142.7 sq m.) approx.



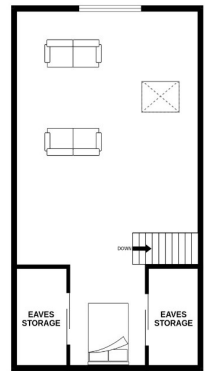
1ST FLOOR  
1463 sq ft. (135.9 sq m.) approx.



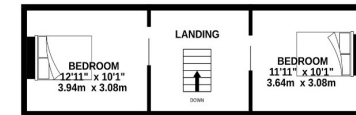
ANNEXE AND DOUBLE GARAGE  
654 sq ft. (60.7 sq m.) approx.



ANNEXE 1ST FLOOR  
654 sq ft. (60.7 sq m.) approx.



2ND FLOOR  
350 sq ft. (32.5 sq m.) approx.



TOTAL FLOOR AREA : 4656 sq.ft. (432.6 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 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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