



**GASCOIGNE
HALMAN**

PLUMLEY MOOR ROAD, PLUMLEY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



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A substantial and handsome five-bedroom Edwardian detached family residence set in a delightful rural setting and benefitting from a fabulous separate detached Coach House. This attractive additional building acts as an independent suite providing further spacious living accommodation, although could be utilised for a variety of purposes.

Both the main residence and detached coach house boast a range of original features throughout such as original tiled floors, ornate cornicing, wood panelling, fire place and surrounds, stripped floors, and a variety of window designs creating space and light throughout. Exceptional fitted kitchen open to breakfast area and striking Orangery beyond. Three further versatile reception rooms and garden room.

On the first floor there is a bright and spacious landing with attractive window seat, Master suite of bedroom, dressing area and well-appointed En suite bathroom, with three further double bedrooms and luxuriously appointed family bathroom. The second floor guest suite comprises of a further double bedroom and generous sized separate bathroom. The exceptional one double bedroom coach house retains a plethora of original features mixed with more modern appointments, however all sympathetic of the original build. There is a generous sized living room flooded with natural light which opens through to a fitted dining kitchen and entrance hallway. On the first floor there is a bespoke fitted bathroom with shower which serves the Principal bedroom with exposed beams and balcony. Due to the size of the bedroom buyers may wish to explore creating two bedrooms.

Driveway approached via electric gates and providing ample parking and leading to double garage. Good sized enclosed gardens to side and rear providing privacy and seclusion. Delightful rural aspects to all sides.





LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

DIRECTIONS

SAT NAV: WA16 9RS

TENURE

Freehold

SERVICES

Mains gas, electric, and water are connected. Private drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band 'G'

VIEWING

Viewing strictly by appointment through the agent.



TOTAL FLOOR AREA: 3343 sq.ft. (310.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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