



**GASCOIGNE
HALMAN**

WEST HALL COURT, HIGH LEGH, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



WEST HALL COURT, HIGH LEGH, KNUTSFORD

A handsome, beautifully appointed, and well-proportioned five-double-bedroom, two-bathroom plus cloakroom/W.C semi-detached barn conversion, seamlessly blending original character with contemporary living. Set within the exclusive and highly sought-after West Hall Court, this exquisite home is rich in history and ideally positioned within easy reach of Knutsford, Lymm, Altrincham, and Hale.

Stepping inside, a fabulous central hallway welcomes you, featuring a striking oak staircase and cloakroom/W.C. The immaculate dual aspect living room, enhanced by exposed beams, is bathed in natural light, and opens onto the rear garden via French doors. At the heart of the home, the thoughtfully reconfigured high specification living-dining kitchen is well designed, combining luxurious finishes with the property's inherent character. A stunning solid oak garden room extension offers versatile living space, perfectly positioned to enjoy views of the landscaped garden.

Every detail has been completed to the highest standard, including the generous Principal bedroom with vaulted ceiling, fitted with bespoke wardrobes and an exceptional en-suite. The remaining double bedrooms boast attractive high ceilings, tailored storage, and charming exposed beams, creating a home that is both sophisticated and inviting.

Externally, a beautifully paved brick driveway leads to the integral garage, which, if desired, offers scope for conversion into additional living space (subject to planning consent). The recently landscaped, private south-facing garden serves as the perfect backdrop to this outstanding home.

This is a rare opportunity to acquire a truly distinguished residence in a coveted location.





DIRECTIONS

SAT NAV: WA16 6XA

LOCATION

This semi-rural location is situated adjacent to the historical St Johns Church within the heart of High Legh Village. Access to the nearby towns of Knutsford and the conservation area in Lymm are both within easy reach and provide for comprehensive shopping. For the commuter there are access points to the north west motorway network and Manchester International Airport is close by. Excellent educational facilities are available to suit children of most ages in both the state and private sectors with a primary school within the village. For the sports person there are leisure centres nearby to suit most sporting tastes including swimming and a number of other private sporting clubs in the surrounding area including a notable golf course also in the village. Nearby rail stations provide a frequent commuter service to Manchester and most commercial centres. Amidst some of Cheshire's finest countryside, there are lovely country walks to be had close by, especially at the Arley Hall Estate and Tatton Park in Knutsford.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: G

ENERGY PERFORMANCE RATING

C

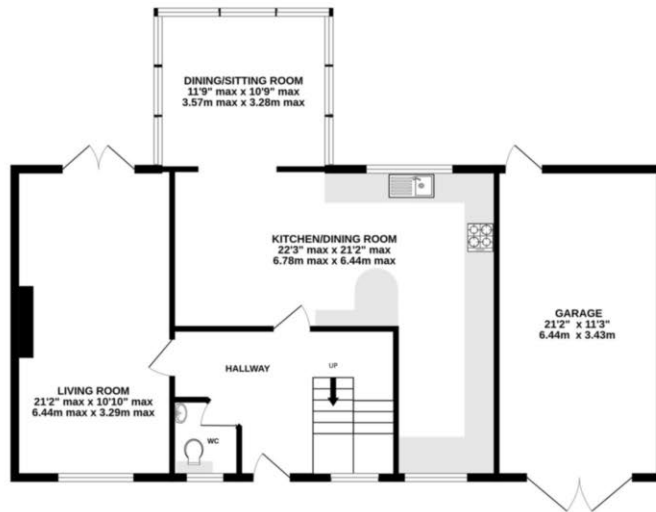
TOTAL FLOOR AREA

1991 SQFT approx

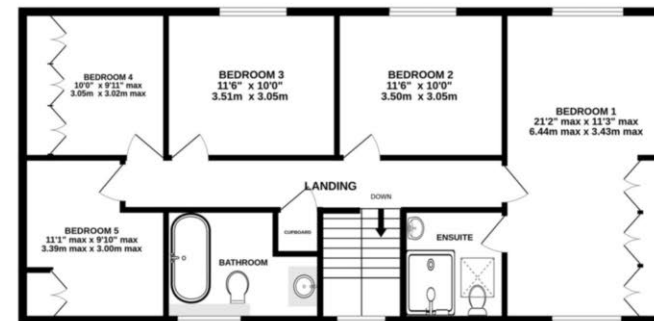
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 1991 sq.ft. (185.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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