



**GASCOIGNE  
HALMAN**

ST. JOHNS ROAD, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT





## ST. JOHNS ROAD, KNUTSFORD

A handsome four bedroom Victorian terrace home in the heart of the St. Johns conservation area. Approaching 2,000 sq. ft. across four beautifully proportioned floors, this character-filled terraced home offers the perfect blend of original period features and comfortable family living. Ideally situated in the highly sought-after St Johns conservation area, the property is within walking distance of excellent local schools, the town centre, mainline train station, and the open spaces of the Heath.

This charming residence has been thoughtfully preserved to showcase its historic character, boasting a wealth of original features such as stripped wooden floorboards, ornate fireplaces, sash bay windows, and elegant high corniced ceilings.

The accommodation opens into a welcoming reception hallway, complete with the original spindle staircase returning through the floors. From here, two principal reception rooms are accessed, each featuring striking fireplaces and generous proportions. The well-appointed dining kitchen overlooks the rear garden and provides access to the basement.

The lower ground floor comprises a spacious and versatile basement level, currently used as a utility area and storage space, but offering great potential for further conversion, subject to the usual consents.

Upstairs, the split-level first floor hosts three attractive bedrooms, all with period fireplaces, including a superb principal bedroom. A fourth double bedroom is situated on the top floor, ideal for guests, older children, or use as a home office. The bedrooms are served by a stylish and well-fitted shower room.

Externally, the property enjoys a low-maintenance front garden and a generously sized rear courtyard garden - perfect for entertaining, relaxing, or al fresco dining.

This is a rare opportunity to acquire a substantial and elegant period home in one of the area's most desirable locations.







## DIRECTIONS

SAT NAV: WA16 0DP

## 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.

## TENURE

Freehold

## SERVICES (NOT TESTED)

All main 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: F

## ENERGY PERFORMANCE RATING

TBC

## TOTAL FLOOR AREA

1988 SQFT approx

## VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1988 sq.ft. (184.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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