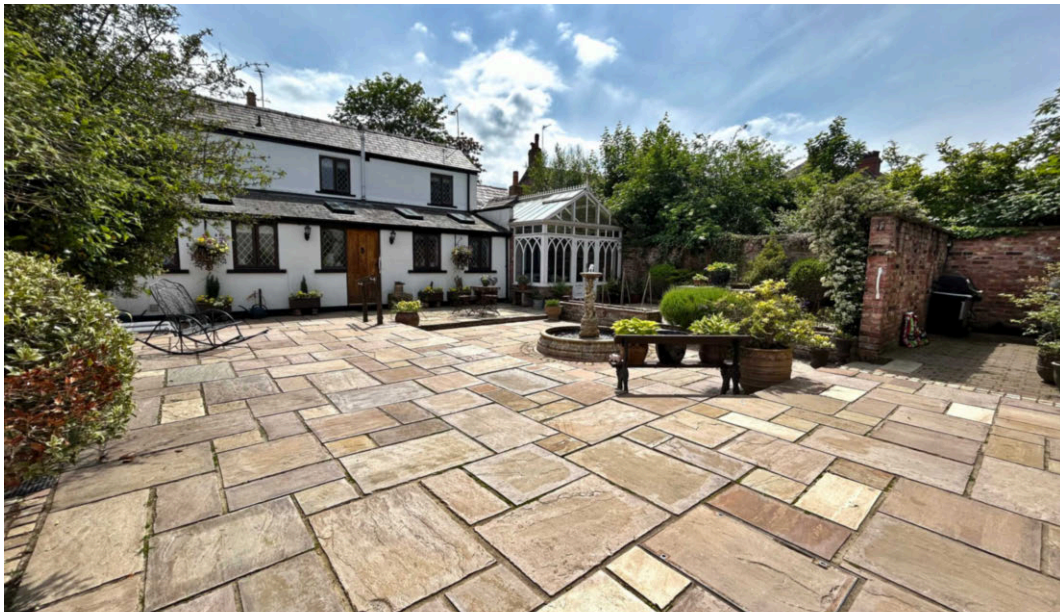




**GASCOIGNE
HALMAN**

GNOME COTTAGE, 60 KNUTSFORD ROAD,
WILMSLOW SK9 6JD

THE AREAS LEADING ESTATE AGENT



GNOME COTTAGE, 60 KNUTSFORD ROAD, WILMSLOW SK9 6JD

£895,000

Gnome Cottage offers a rare opportunity to purchase a delightful period cottage dating back to the 18th century, boasting superb internal space with attractive walled gardens in a prime South Wilmslow location close to Wilmslow town centre.

- Attractive Period Cottage
- Thoughtfully Extended And Enhanced
- Four Bedrooms And Two Bathrooms
- Three Reception Rooms
- Delightful Cottage Style Kitchen
- Main Bedroom With Vaulted Ceiling And En-Suite Bathroom
- Private Walled Gardens And Double Garage
- Convenient South Wilmslow Location Close To Ashdene Primary School And Town Centre



We are pleased to introduce this superb period cottage situated in a sought after South Wilmslow location close to Ashdene Primary school and Wilmslow town centre.

Internally the property offers bags of original charm and character throughout as well as excellent living space having been tastefully extended and improved in recent times.

The accommodation comprises an entrance porch opening to a grand sitting room with wooden flooring, attractive vaulted ceilings and a charming exposed brick fireplace with modern log burning stove. The sitting room leads through to a good-size Orangery with exposed brick walls and door access to the rear garden.

In addition there is also a large living room, again with exposed brick fireplace, good-size cottage style dining kitchen, large inner hallway which gives access to the rear garden as well as a separate utility room, refitted downstairs wc and a charming snug/study area with feature fireplace.

To the first floor there are four good-size bedrooms including three large double bedrooms, two with fitted wardrobes and a further single bedroom. The main bedroom is particularly impressive with wooden beam vaulted ceiling and a superb en-suite bathroom with vaulted ceiling and freestanding bath tub. A further family bathroom with dual sinks, bath and separate shower facilities serves the remaining three bedrooms.

Externally, to the front there is a gated private walled garden with flagged patio area and gated side access leading to a large landscaped Indian Stone garden which enjoys a Westerly aspect, with attractive walled boundary, raised brick flowerbeds, appealing water feature and access to the double garage and useful workshop.

The property comes with off-road parking to the rear and enjoys a superb location for Wilmslow town centre, train station and Ashdene Primary School.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 6JD

TENURE

Freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 2555 sq.ft. (237.4 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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