









# Bluebell Farm

Manchester Road, Knutsford

An attractive detached period farmhouse in gated gardens of nearly half an acre, situated in a convenient location on the outskirts of the town, with a useful range of buildings, including a large detached coach house comprising double garage with a garden office and other rooms at the rear, and a first-floor beamed room currently used as a gym. The Farm also has an attached barn side barn with great scope for ancillary development into additional guest or leisure accommodation.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

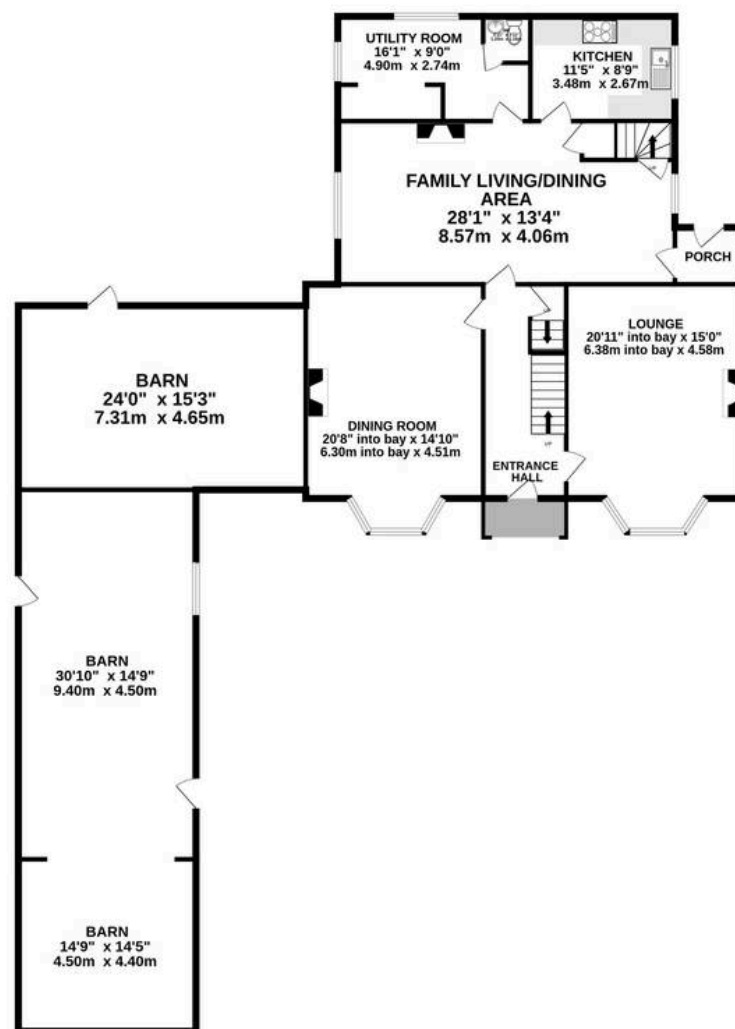
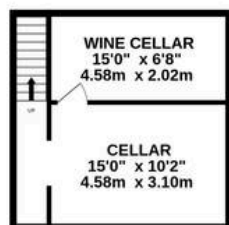
- Detached period house with outbuildings within walking distance of Knutsford
- Landscaped gated gardens of about half an acre
- Five bedrooms, three bathrooms and four reception rooms
- Excellent outbuildings, inc a two storey Coach House with double garage and rooms to rear and an attached barn suitable for conversion to ancillary accommodation.
- Great scope for annex and multi generational living



BASEMENT  
322 sq.ft. (29.9 sq.m.) approx.

GROUND FLOOR  
2307 sq.ft. (219.9 sq.m.) approx.

1ST FLOOR  
1282 sq.ft. (119.1 sq.m.) approx.



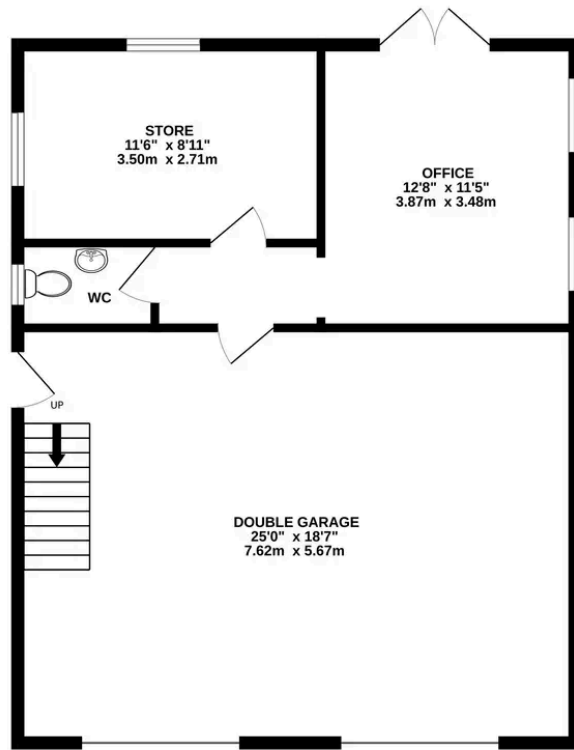
TOTAL FLOOR AREA : 3971 sq.ft. (368.9 sq.m.) approx.

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.

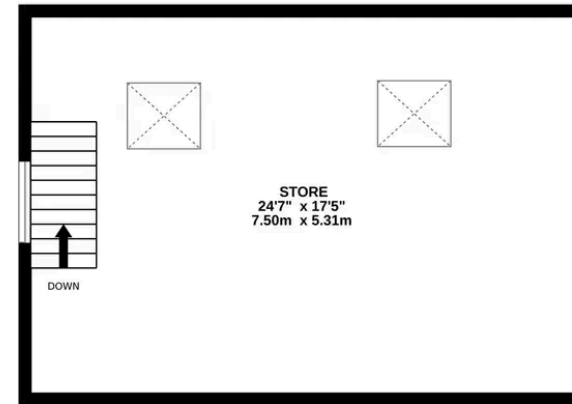
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GROUND FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1219 sq.ft. (113.2 sq.m.) approx.

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# Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



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