

## Spring Gardens, Stubbs Lane, Knutsford, WA16 7LE.



This quaint cottage, brimming with charm and character—exposed beams, rustic latch-lock doors, and a timeless warmth that welcomes you the moment you arrive. Enter through a quaint porch/boot room with a cloakroom, opening into a beautifully cosy living space featuring a grand brick fireplace with a roaring log burner—perfect for quiet evenings in. This flow into a stylish dining area and onward into a modern, well-appointed kitchen that enjoys views across the garden and patio ideal for al fresco dining and summer gatherings. Upstairs, the principal bedroom is impressively spacious, complete with another striking brick fireplace and log burner, creating a truly serene retreat. A second double bedroom overlooks the garden, while the sleek, contemporary bathroom looks inviting. To the rear, a stunning 50ft garden awaits through a sun-drenched patio and leading to a charming enclosed area at the far end, perfect for a smallholding, or simply enjoying the countryside lifestyle.

**Asking Price £450,000**

## ENTRANCE PORCH

Tucked away down a peaceful private lane, this charming cottage welcomes you through a modern composite door into a practical porch/boot room with cloakroom area. Character meets convenience with original internal doors, stylish slate-tiled flooring, and a UPVC double-glazed side window, setting the tone for the unique blend of old and new found throughout the home.



## LIVING ROOM

The living room is a beautifully cosy retreat, brimming with character. A striking exposed brick fireplace with a pretty tiled hearth and warming log burner creates a perfect focal point for relaxing evenings. Original wooden floorboards run throughout, complemented by exposed timber ceiling beams that add warmth and charm. The UPVC double-glazed windows are dressed with elegant plantation shutters, offering both style and privacy, while a wall-mounted air conditioning and heating unit ensures year-round comfort. Decorative wall panelling adds a refined touch to the rear wall, and the staircase is discreetly positioned, leading seamlessly to the upper floor.



## DINING ROOM

Flowing seamlessly from the living room is the inviting dining area, featuring original wooden floorboards, a striking feature beam, and a useful built-in storage room holding the alarm and electric fuse box. This bright and airy space benefits from ceiling spotlights and provides direct access to the open-plan kitchen, creating a natural hub for entertaining and everyday living.



## KITCHEN

The fully fitted modern kitchen combines style and practicality, featuring a range of sleek wall and base units, integrated electric oven, hob, and extractor fan. A ceramic sink sits beneath a charming leaded UPVC double-glazed window overlooking the patio. Dual spotlight fittings illuminate the room, complementing the period-style slate tiled floor. A stable-style back door with a UPVC double-glazed window and an additional side window with a blind floods the space with natural light, enhancing the kitchen's bright and welcoming atmosphere.



## STAIRS TO THE FIRST FLOOR AND LANDING

The carpeted staircase leads to a bright and airy first-floor landing, enhanced by a modern steel handrail and a circular skylight that floods the space with natural light. The landing provides access to all bedrooms and the bathroom, as well as a hatch leading to the loft—offering lots of practical storage space.



## MASTER BEDROOM

The spacious master bedroom is a true retreat, featuring a stunning exposed brick fireplace as a captivating focal point, complete with a log burner set upon a slate stone hearth. Original floorboards add timeless character, while a UPVC double-glazed window to the front is dressed with elegant plantation shutters. The room is brightened by a contemporary ceiling light fixture, and comfort is ensured year-round with a discreet wall-



mounted air conditioning and heating unit.

## BEDROOM 2

The second double bedroom makes excellent use of its space, featuring a raised built-in double bed and original wooden floorboards that add character throughout. Dual-aspect UPVC double-glazed leaded windows offer charming garden views, filling the room with natural light. Additional features include an electric heater, ceiling spotlights, and a charming original door complete with a traditional latch lock.



## BATHROOM

This contemporary bathroom is fully tiled to a high specification, featuring a bath with an overhead power shower and a stylish glass and leaded screen. A WC and a sleek vanity unit provides ample storage beneath the basin, complemented by a modern wall-mounted heated towel rail and an illuminated mirror, and with additional built-in storage housing the water heater. The floor is beautifully tiled throughout, while recessed ceiling spotlights and a large double-glazed Velux window flood the room with natural light, creating a bright and inviting space.



## FRONT AND REAR GARDENS

At the front of the property, a driveway provides parking for one car, bordered by a charming flowerbed that adds curb appeal. To the rear, a delightful patio area offers an ideal space for outdoor dining and barbecues, complemented by two handy storage sheds. Beyond a gate lies a generous 50ft garden, featuring a fantastic enclosure currently used to house billy goats and chickens—perfect for those seeking a taste of country living. Additional parking is available to the front, providing space for a second vehicle.



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