



Wright Marshall  
Estate Agents

26 NORTHWICH ROAD, KNUTSFORD WA16 0AN

£475,000



- TWO BEDROOM COTTAGE
- STYLISH OPEN PLAN KITCHEN
- PARKING FOR MULTIPLE VEHICLES

- ONE BEDROOM ANNEX
- WALKING DISTANCE TO TOWN CENTER
- PART GRADE II LISTED





# 26 Northwich Road

Knutsford, WA16 0AN

This charming late-1700s cottage on Northwich Road effortlessly combines historic character with modern functionality. The bay-fronted design makes an instant impression, inviting a closer look at the home's unique design.

## Description

Upon entering, you're welcomed by a charming vestibule that flows into the main reception room, where traditional elegance meets contemporary style. The kitchen serves as the heart of the home, featuring a substantial central island, a full suite of modern appliances, and a convenient Quooker tap. The lounge area impresses with a partially vaulted ceiling and expansive 4-meter bi-fold doors that open onto a covered patio, perfect for entertaining year-round.

The property includes two generously sized double bedrooms. The primary bedroom offers a wall of custom-fitted wardrobes and includes a discreet extractor fan. The second bedroom exudes a cozy ambiance with a classic cast-iron fireplace and is currently arranged as a winter snug, providing a versatile retreat adaptable to all seasons. A luxurious three-piece shower room is situated to serve both bedrooms.

originally a slate-roofed double garage, an annexe now offers an additional bedroom alongside a utility area with a W.C.—ideal for a guest suite, dependent relative, or home office.

Outside, the grounds are equally impressive. A newly installed, modern double-gated entrance leads to a spacious gravel driveway. The

low-maintenance garden is designed for relaxation and gatherings, featuring a covered dining area, a fully powered wooden summer house, and a tranquil pond with a water feature. An 8 x 6 shed also provides useful storage space.

With its thoughtful layout, blend of historical charm, and modern amenities, this property offers a rare combination of character and convenience, making it a must-see for those seeking a truly unique home.

## Tenure

We believe the Tenure to be Freehold.

## Entrance Hall

## Family Dining Kitchen

## Lounge/Bedroom Two

## Bedroom One

## Shower Room

## Annex Bedroom

## Utility Room/WC

## Garden Room







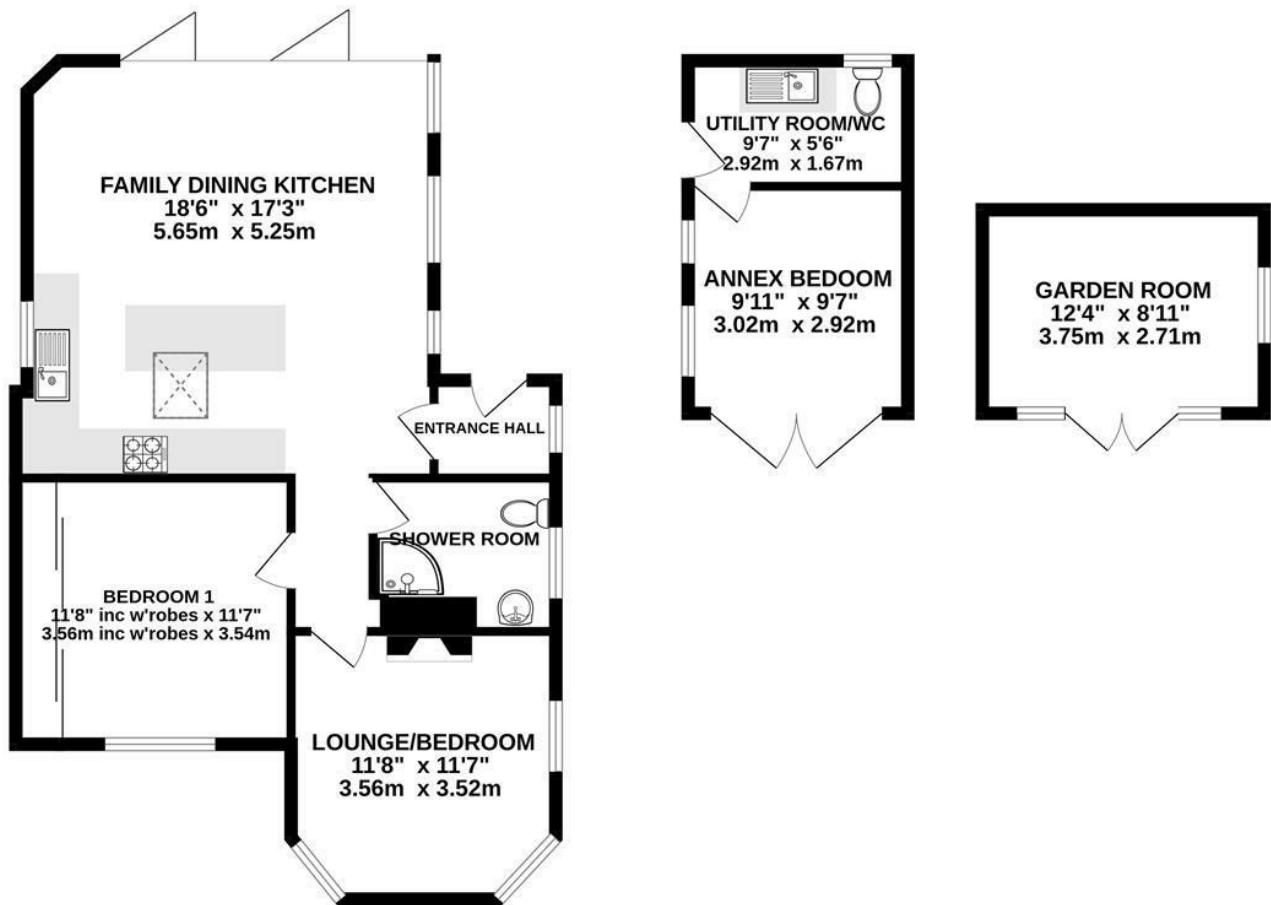








940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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