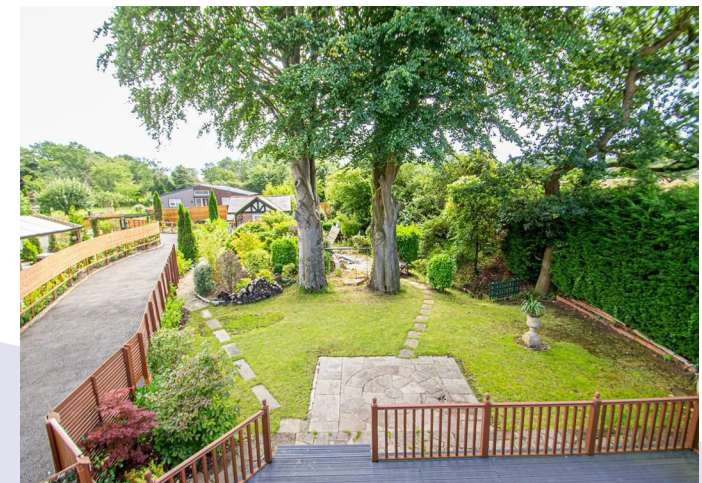


Thelwall



£1,750,000

Tel: 01925 600 200

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Cuerdon Drive

'CUERDON MANOR' & 'MANOR LODGE' (Ancillary Building) | PRESTIGIOUS Family Home | EXTENSIVE Living Accommodation | STUNNING Gardens, Outbuilding & BALCONY | Illuminated Private Road | Recently Constructed 'ANCILLARY BUILDING' serving THE 'MANOR'. Nestled away, a unique opportunity to acquire this magnificent family home standing in grounds of approximately 0.8 acre with multiple reception rooms, open-plan dining kitchen and five bedrooms. In addition 'Manor Lodge' again features comprehensive 'ancillary' accommodation and is widely considered one of the best 'hidden gems' in the area.

Cuerdon Manor

Accommodation

Formerly part of the 'Cuerdon Estate', the original 'Gardener's Cottage' has been the subject of a comprehensive programme of improvements and extensions over the years with the present owner in occupation for over twenty three years which is now known as 'Cuerdon Manor'. Accessed via a sweeping road from Cuerdon Drive owned by 'Cuerdon Manor', this 'one-off' property boasts a most impressive entrance with a pillared porch and solid wooden double doors leading into an impressive hall featuring a staircase with skirting lighting and large enough to integrate a further study area. From the hall, the remaining accommodation includes a cloakroom & WC, stunning lounge with polished wooden flooring, feature fireplace and 'French' doors opening onto an enclosed decked garden with a spiral staircase to the first floor balcony, snug with a striking marble fireplace, study with polished wooden flooring, dining room again with a feature fireplace, dining kitchen complete with a full range of matching units complimented with integrated appliances and a centre island, utility room and boiler room.

Entrance Hall

33'2 max x 9'8 (10.11m max x 2.95m)

Cloakroom & WC.

10'0 x 5'1 (3.05m x 1.55m)

Lounge

28'5 max x 19'10 max (8.66m max x 6.05m max)

Snug

11'11 x 11'10 (3.63m x 3.61m)

Study

11'0 x 9'11 (3.35m x 3.02m)

Dining Room

13'5 x 12'4 (4.09m x 3.76m)

Dining Kitchen

26'11 x 14'0 (8.20m x 4.27m)

Utility Room

10'0 x 9'9 (3.05m x 2.97m)

Boiler Room

5'5 x 5'5 (1.65m x 1.65m)

First Floor

Landing

33'2 max x 9'8 (10.11m max x 2.95m)

Bedroom One

17'9 max x 15'7 max (5.41m max x 4.75m max)

Balcony

28'7 x 19'11 (8.71m x 6.07m)

En-Suite Bathroom

6'5 x 5'0 (1.96m x 1.52m)

Bedroom Two

13'2 x 10'0 (4.01m x 3.05m)

En-Suite Shower Room

10'0 x 3'0 (3.05m x 0.91m)

Bedroom Three

14'1 x 13'7 (4.29m x 4.14m)

Bedroom Four

13'11 x 12'2 (4.24m x 3.71m)

Bedroom Five

13'7 x 12'7 (4.14m x 3.84m)

Bathroom

9'11 x 9'8 (3.02m x 2.95m)

Outside





Double Garage
22'5 x 21'11 (6.83m x 6.68m)

Manor Lodge

Accommodation

Built on the former site of the tennis court and now known as 'Manor Lodge'. This detached 'Ancillary Building' by definition serves the purpose of the main house (Cuerdon Manor) being a 'Leisure Suite'. Recently constructed with a steel frame, timber construction and clad in a variety of finishes, this very well proportioned building comprises an entrance vestibule accessed via a 'Composite' front door, cloakroom & WC, 35' square leisure area including a functioning bar with sink facilities, fridge, display shelving complete with hand and brass rails, cinema area and games area. From this room 'French' doors provide access to both side elevations benefitting excellent space for 'al-fresco' dining, beautifully manicured gardens, large pond and folly.

Entrance Vestibule
10'5 x 4'0 (3.18m x 1.22m)

Cloakroom & WC.
12'6 x 4'0 (3.81m x 1.22m)



Recreation Room
35'9 max x 34'9 max (10.90m max x 10.59m max)

Boiler Room
4'0 x 2'9 (1.22m x 0.84m)

Inner Hall
22'6 x 4'0 (6.86m x 1.22m)

Store Room
7'0 x 4'2 (2.13m x 1.27m)

Office / Study
15'8 x 12'0 (4.78m x 3.66m)

Gymnasium
15'7 max x 11'4 (4.75m max x 3.45m)

Bathroom
15'5 x 7'2 (4.70m x 2.18m)





Shower Room

9'1 x 6'8 (2.77m x 2.03m)

Further Room

15'9 x 15'3 (4.80m x 4.65m)

Further Room

15'5 max x 13'2 max (4.70m max x 4.01m max)

Tenure

Freehold.

Council Tax

Band 'H' £ (2023-2024)

Local Authority

Warrington Borough Council.

Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Possession

Vacant Possession upon Completion.

Viewing



Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.





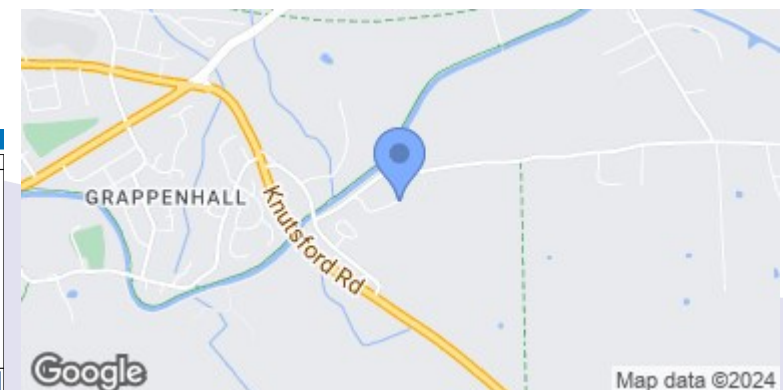


Location

Set in a highly sought after area nestled between two villages, Lymm and Stockton Heath both are accessible by foot on the Bridgewater canal which is accessed at the rear of the property. Both villages have outstanding primary and high schools with a selection of private schools and bus routes on offer. The area also offers a wide selection of amenities to include restaurants, pubs, banks, post office, clothes boutiques, pet stores and many more. For more comprehensive shopping needs the larger town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations. Other Villages close by are Knutsford and Hale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	79
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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