



**GASCOIGNE
HALMAN**

5 CRANAGE MANOR, KNUTSFORD ROAD, CRANAGE

THE AREAS LEADING ESTATE AGENT



5 CRANAGE MANOR, KNUTSFORD ROAD, CRANAGE

£625,000

A beautifully presented three bedroom barn conversion in the highly popular Cranage Manor gated development, set around a central landscaped courtyard.

Cranage Manor is an exclusive, gated development of just five stunning barn conversions, set around a pretty courtyard.

This particular property, offered for sale with no upward chain, will not disappoint a buyer wanting to border open countryside yet being ideally located just a short distance outside of Holmes Chapel and Knutsford.

This fabulous home overlooks a private rear garden at the rear. The main entrance hall accessed from the central courtyard, leads to the various accommodation which in summary comprises of a living room with vaulted ceiling and full height brick fireplace which is a stunning feature along with a set of French doors opening to the garden. The kitchen diner also opens to the garden. The kitchen is fitted with a range of modern units and a contrasting work surface over. A second ground floor room makes an ideal home office or guest bedroom, being ideally located next to the ground floor bathroom. Off the hallway is a very useful utility room.

The oak staircase leads to the first floor where there are two further bedrooms and a three piece bathroom. The main bedroom has valued ceilings and exposed beams offering a great degree of character.

The gardens and grounds are equally as stunning, with an oversized double garage has two doors along with further parking for approximately 4 vehicles. The garden itself is mainly laid to lawn with an abundance of shrubs to offer an array of colour throughout the year.

A freehold property, sought after location and no upward chain





DIRECTIONS

CW4 8EQ - Knutsford Road, Cranage

LOCATION

Cranage is a small Parish located between the villages of Holmes Chapel and Knutsford which provide for most day to day shopping requirements. The latter of which has many historical associations including the famous Tatton Park Country Estate. Close by there are some beautiful country walks and whilst on the fringe of Cheshire's open countryside, the property is by no means isolated and within easy reach of the North West motorway network and Manchester International Airport. There are rail stations at both Holmes Chapel and Knutsford which provide a regular commuter service to most commercial centres. For the sports person there are leisure centres in Knutsford and Holmes Chapel and at the private leisure complex at Cranage Hall. There are also a number of notable golf courses within easy reach. The area is well known for its excellent educational facilities and there are several good schools close by to suit children of most ages.

TENURE

Freehold

SERVICES (NOT TESTED)

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

ENERGY PERFORMANCE RATING

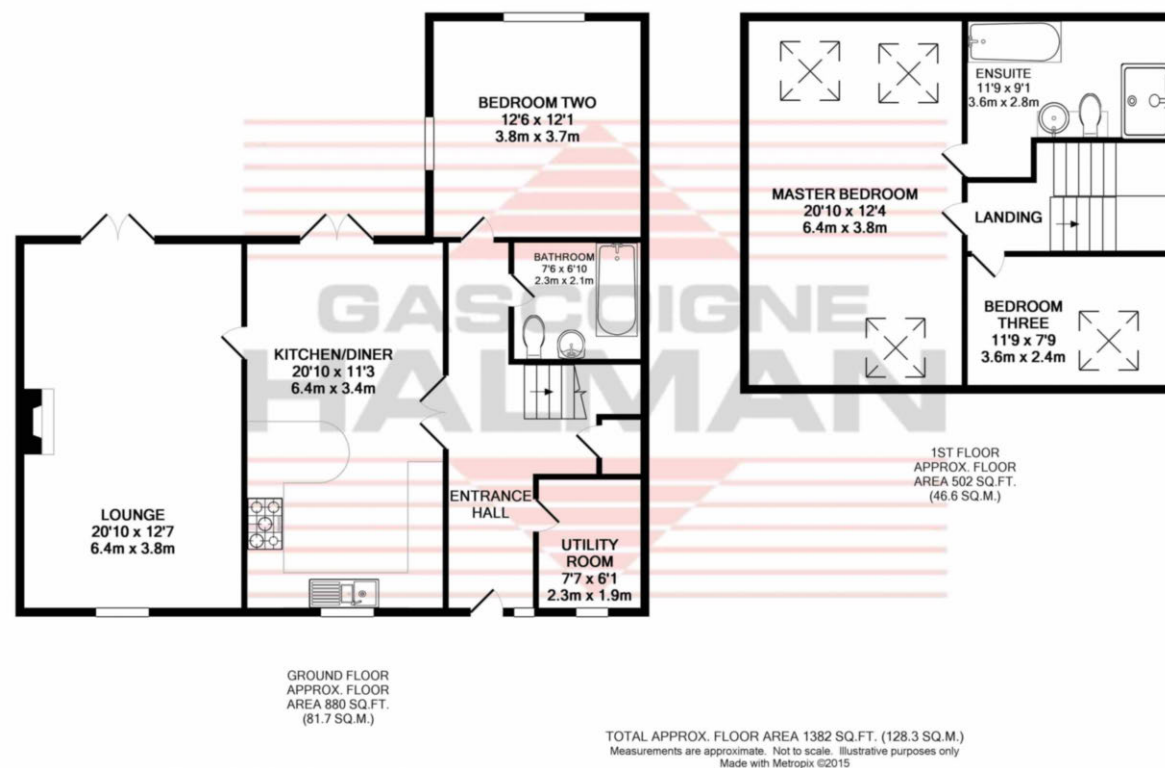
EPC Rating C

LOCAL AUTHORITY

Cheshire East council tax band F

VIEWING

Viewing strictly by appointment through the Agents



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HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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