



**GASCOIGNE
HALMAN**

PADGATE, TWEMLOW LANE, CRANAGE

THE AREAS LEADING ESTATE AGENT



PADGATE, TWEMLOW LANE, CRANAGE

£700,000

A superb detached property offering flexible and versatile living accommodation, set back off Twemlow Lane with ample parking and a large garden overlooking farmland.

This particular property offers deceptively spacious accommodation throughout, along with the ability for an incoming buyer to enhance further by incorporating the workshop into the living accommodation.

The property comprises a number of ground floor rooms which are currently used as a living room/sitting room with an archway to the lounge, both overlooking the delightful front garden. Dining room with doors to the garden room, kitchen with access to the utility room and downstairs wc.

The opposite side of the hallway leads to two bedrooms, one of which would make an ideal home office, and a ground floor bathroom with separate shower.

To the first floor there are two large double bedrooms both with en-suite bathrooms - one fitted with a large shower enclosure, the other with a bath.

The grounds of this property are equally impressive. The front garden is an absolute delight, set behind trellis fencing with a large hedgerow boundary to the front, a most impressive water feature spans most of the front, with a pond, pump and waterfall. The front garden has an abundance of mature shrubs and plants to offer an array of colour throughout the year. Double gates from the driveway (which offers off road parking for a number of vehicles) leads to the rear garden with a paved patio area, lawned garden, mature shrubs, timber workshops and access to the large workshop to the side of the house.

This freehold property is in a desirable location and offers flexibility over living accommodation.





DIRECTIONS

CW4 8EX - Twemlow Lane, 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

LOCAL AUTHORITY

Cheshire East Council Tax Band F

ENERGY PERFORMANCE RATING

EPC Rating D

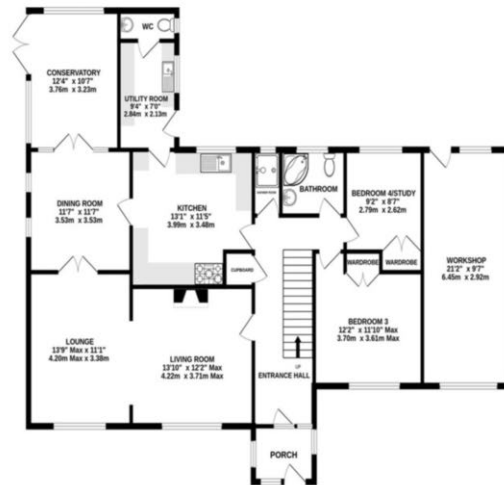
SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 2077 sq.ft. (192.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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