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'Lane End' 13 Carrwood, Knutsford, WA16 8NG
£1,150,000

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13 Carrwood

Knutsford

- Near 1/2 acre plot accessed via private driveway within a highly sought-after pocket of the town
- Planning permission granted for additional detached dwelling with separate garage
- Existing dwelling: Four bedrooms and two bathrooms nearly 2250 square feet in all, great potential for modernisation/extension (STPP)
- Additional dwelling: Near 1400 square feet, four bedrooms and two bathrooms, plus detached garage

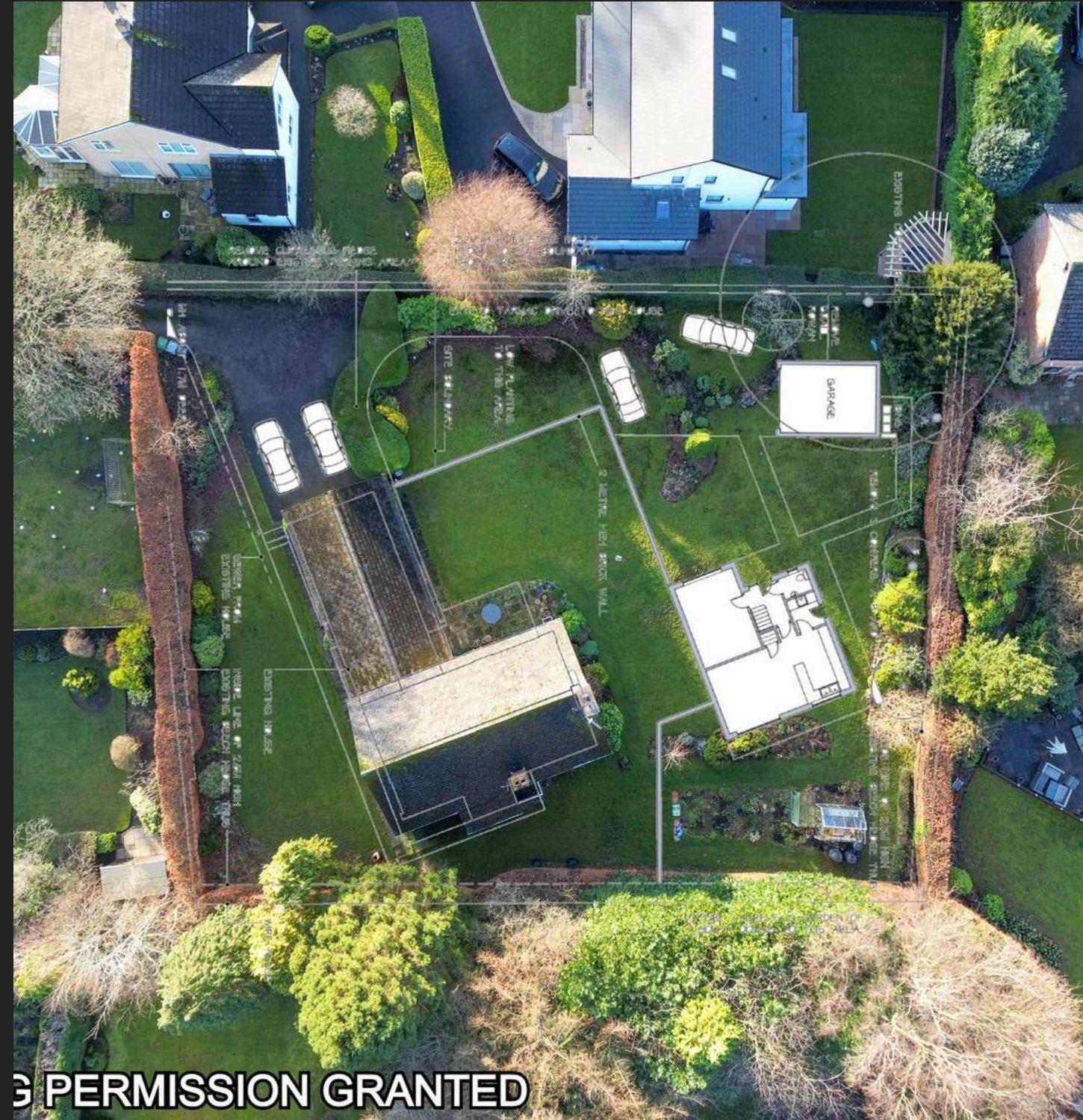
Lane End, 13 Carrwood, Knutsford is a brilliant detached home occupying a sprawling, private plot of just under half an acre. Tucked away and approached via a private driveway, the property enjoys an enviable sense of seclusion while remaining within one of the town's most sought-after residential locations, on the edge of the Legh Road Conservation Area.



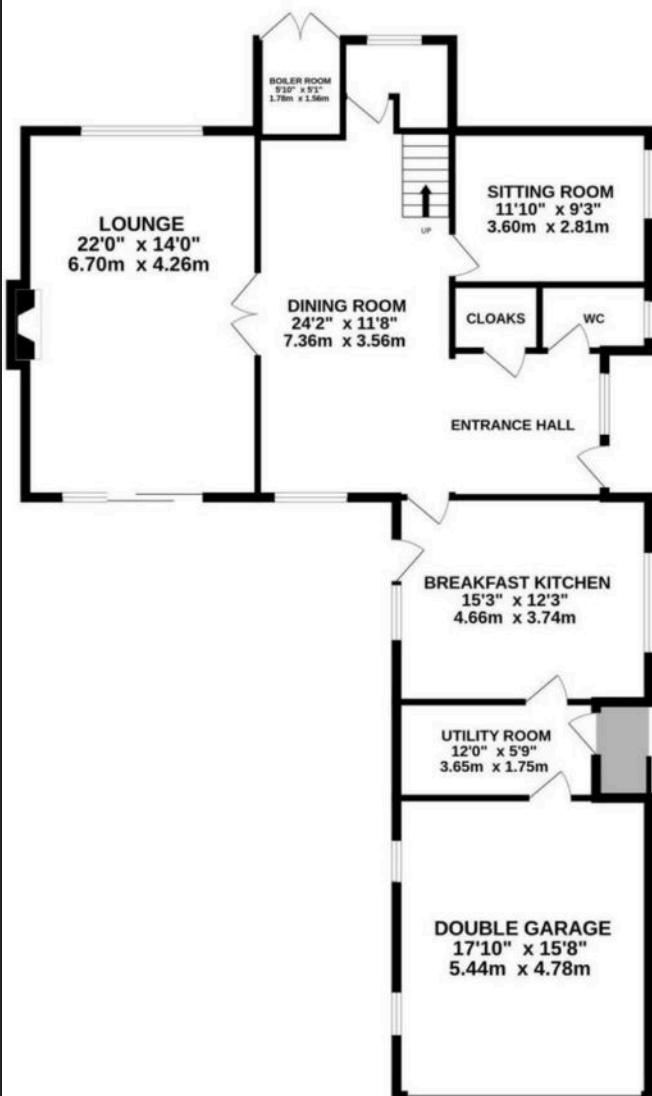
The existing dwelling is a tremendous detached family home extending to approximately 2,250 sq ft. The accommodation is well balanced and filled with natural light, comprising generous reception rooms, four well-proportioned bedrooms, two bathrooms, a downstairs WC and a separate utility room. An integral double garage offers excellent scope for conversion, presenting a prime opportunity to extend the kitchen into a large, open-plan living kitchen diner should a buyer wish to enhance and modernise the space further.

A particularly rare and exciting feature of the property is the planning permission granted in 2016 (Ref: 16/4421M) for an additional detached dwelling and separate detached garage within the gardens. A 'meaningful start' has been made and fully documented, securing the permission in perpetuity for the next owner to complete. The proposed dwelling would extend to approximately 1,400 sq ft over two floors, be separated from the existing house by a 2-metre wall, and benefit from its own generously sized garage.

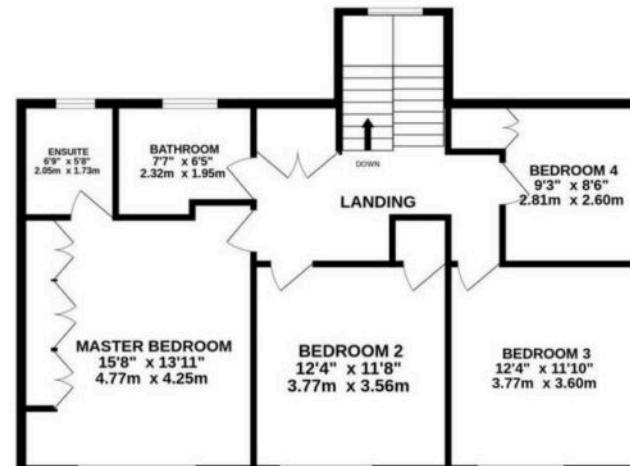
This is a superb and rarely available opportunity, ideally suited to multi-generational living, development, or potential separation and resale. Combining a substantial family home, an exceptional plot and long-term planning consent in one of Knutsford's most desirable locations, Lane End represents a truly outstanding proposition.



GROUND FLOOR
1386 sq.ft. (128.8 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 2245 sq.ft. (208.6 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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Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street - WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



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