



59 Northwich Road, Cranage, WA16 9LE

Knutsford

£1,200,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 59 Northwich Road

Cranage, Knutsford

A most stunning modern detached dwelling set in its own grounds of over 4 acres (of which 2 acres is woodland), stables, stunning gardens, paddock and menage. No upward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

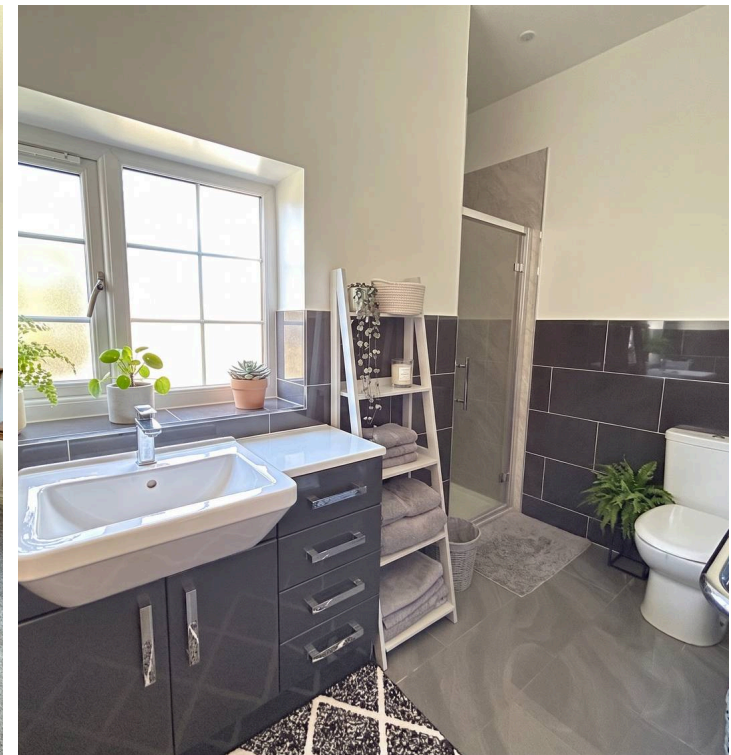
- Two reception rooms along with an impressive orangery with Bi-folding doors to the garden
- A stunning family home offering flexible and versatile living accommodation
- Set back off Northwich Road with ample off road parking
- Brick stable block, menage and paddock with lush grazing land, post and rail fencing
- Bluebell Woodland with a separate construction, currently housing goats, ideal for live stock
- Gravel driveway expands down the side to the stables and menage
- Modern kitchen with integrated appliances and central island unit
- Ground floor guest bedroom, dressing room and en-suite which could be a play room/home office
- Five generous first floor bedrooms and two bathrooms (one en-suite)
- Set in a plot of approx 4.5 acres, of which 2 acre is woodland



# 59 Northwich Road

Cranage, Knutsford

This exceptional five-bedroom detached residence presents a rare opportunity to acquire a stunning family home, offering flexible and versatile living accommodation. Set back from Northwich Road, the property boasts a welcoming gravel driveway with ample off-road parking, leading to the main entrance. The ground floor features two elegant reception rooms, ideal for both entertaining and relaxation, in addition to a remarkable orangery with bi-folding doors that open seamlessly onto the rear garden, flooding the space with natural light. The modern kitchen is thoughtfully designed with integrated appliances and a central island unit, providing an ideal hub for family gatherings. A ground floor guest bedroom, complete with dressing room and en-suite, offers versatility and could easily serve as a playroom or home office. Upstairs, five generous bedrooms are complemented by two bathrooms (one en-suite), ensuring ample space and comfort for family and guests alike.





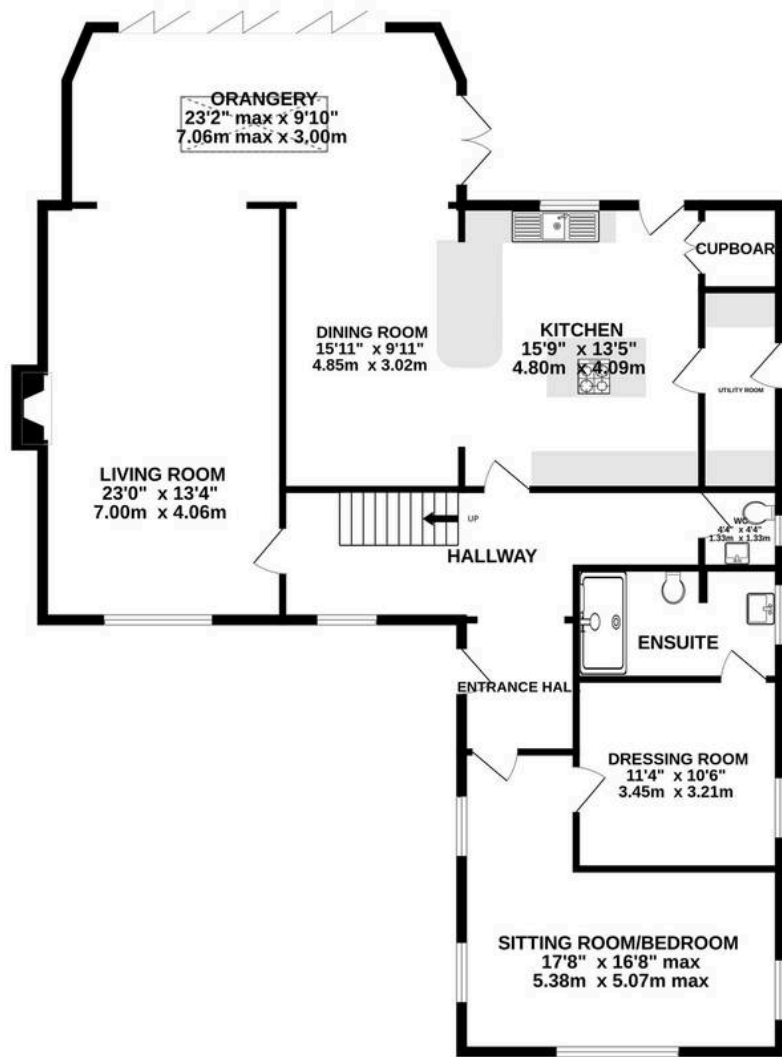
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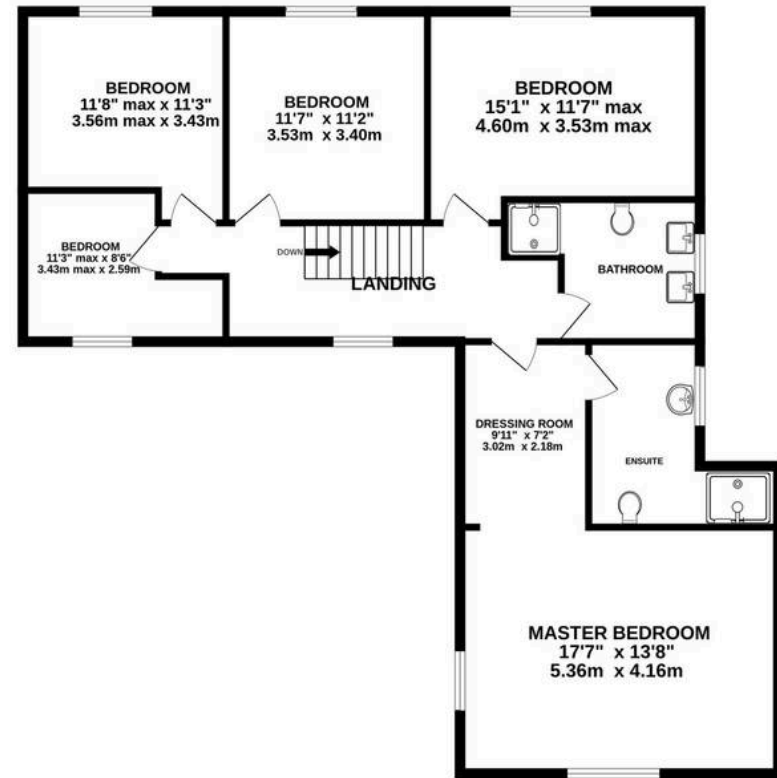
The property is set within approximately 4.5 acres, of which 2 acres comprise enchanting bluebell woodland. The grounds are a true highlight, featuring a brick stable block, menage, and a paddock with lush grazing land, all enclosed by post and rail fencing, making it perfect for equestrian enthusiasts. A separate construction within the woodland, currently housing goats, offers further potential for keeping livestock or creating a unique outdoor retreat. The expansive gravel driveway continues down the side of the property, providing convenient access to the stables and menage. Mature trees, well-tended lawns, and established planting create a tranquil and private setting, ideal for outdoor entertaining or simply enjoying the natural surroundings. This outstanding home combines modern family living with extensive outdoor amenities, making it an exceptional choice for those seeking space, privacy, and a connection to nature, all within easy reach of local amenities and transport links.



**GROUND FLOOR**  
1572 sq.ft. (146.1 sq.m.) approx.



**1ST FLOOR**  
1079 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 2652 sq.ft. (246.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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