



**GASCOIGNE
HALMAN**

PRINCESS STREET, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A rare opportunity to acquire a substantial property in the very heart of Knutsford, currently arranged as a luxury leasehold apartment with an additional self-contained freehold studio, yet easily reconfigured to suit a variety of needs.

Importantly, this is one property, currently utilised with separate accommodation, offering exceptional flexibility and opportunity for future use.

The main residence extends to approximately 100 sq.m/1,043 sq. ft. and presents as a beautifully designed one-bedroom home with elegant reception space, feature fireplaces and a statement Aga kitchen. Period character blends seamlessly with contemporary styling to create a home of warmth and distinction. There is existing planning permission to extend the kitchen and patio area.

To the ground floor, the existing studio provides fully self-contained one-bedroom accommodation with direct access to the generous private garden. It functions perfectly as independent living space, guest accommodation or rental unit. The attached garage, subject to planning, could be converted into two further bedrooms.

However, the layout also lends itself to straightforward reconfiguration. The property could be remodelled to create a magnificent four-bedroom, two-bathroom family home with generous garden and 2/3 private parking spaces - a highly unusual offering in such a central location.

In addition, full planning permission has been granted to construct a detached dwelling on the footprint currently occupied by the studio, presenting a compelling long-term investment or development opportunity.

Outside, the large private garden and off-road parking for multiple vehicles set this property apart from almost all other central homes.

Moments from shops, restaurants, bars and the train station, Princess Street offers true walk-everywhere convenience while retaining space, privacy and significant potential.

A unique property combining lifestyle, income flexibility and future development scope in one prime address.

DIRECTIONS

SAT NAV: WA16 6BW

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

To be confirmed via solicitors.

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

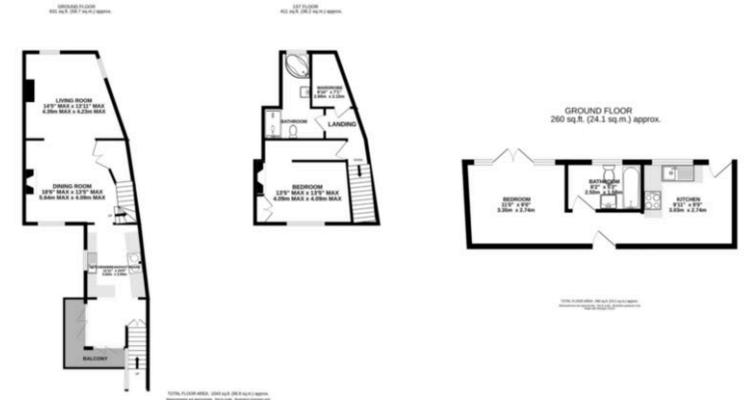
Cheshire East Council

ENERGY PERFORMANCE RATING

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VIEWINGS

Viewing strictly by appointment through the Agents.



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