



**GASCOIGNE  
HALMAN**

59 NORTHWICH ROAD, CRANAGE

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THE AREAS LEADING ESTATE AGENT





## 59 NORTHWICH ROAD, CRANAGE

**£1,300,000**

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.

Northwich Road is one of the most popular locations between Holmes Chapel and Knutsford, with this particular property being no exception.

Not only does the property offer flexible living accommodation throughout, it is set in the most stunning of grounds.

Internally this modern home boasts two reception rooms, both opening to the orangery which overlooks the rear garden, off the dining room is a bright and modern kitchen with central island unit, pantry and utility room. To the front of this family home, a further two reception rooms have been used as a guest or dependent relative living room/bedroom, dressing room and en-suite - offering a variety of uses, these rooms could also be ideally used as a home office and play room.

With five generous bedrooms to the first floor, the master having a dressing area and a three piece shower room, while the main bathroom is also fitted with a modern white four piece suite which includes his and hers sink units.

It's the grounds of this home though that is simply stunning. A driveway to the front leads down the side of the house to give vehicle access to the menage, paddock and stables. This flat land leads to a 2 acre woodland where there is also a further brick building currently housing little goats.

This stunning home will no doubt appeal to a growing family with equestrian interests or those looking to embrace a smallholding lifestyle. The location is also a key strength, wonderfully accessible yet with a real sense of space and privacy.







Plot of approx 4.5 acres, of which 2 acre is woodland

Stunning detached family home

Flexible and versatile living accommodation

2 reception rooms and modern kitchen with island unit

Impressive orangery with Bi-folding doors to the garden

5 first floor bedrooms and two bathrooms (one en-suite)

Ground floor guest bedroom, dressing room and en-suite

Gravel driveway leading to the stables and menage

Brick stable block, menage and paddock

Lush grazing land with post and rail fencing

Bluebell woodland ideal for live stock





59 NORTHWICH ROAD, CRANAGE

## **DIRECTIONS**

WA16 9LE - Northwich 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.

## **ENERGY PERFORMANCE RATING**

EPC Rating C

## **TENURE**

Freehold











## LOCAL AUTHORITY

Cheshire East Council Tax Band G

## SERVICES (NOT TESTED)

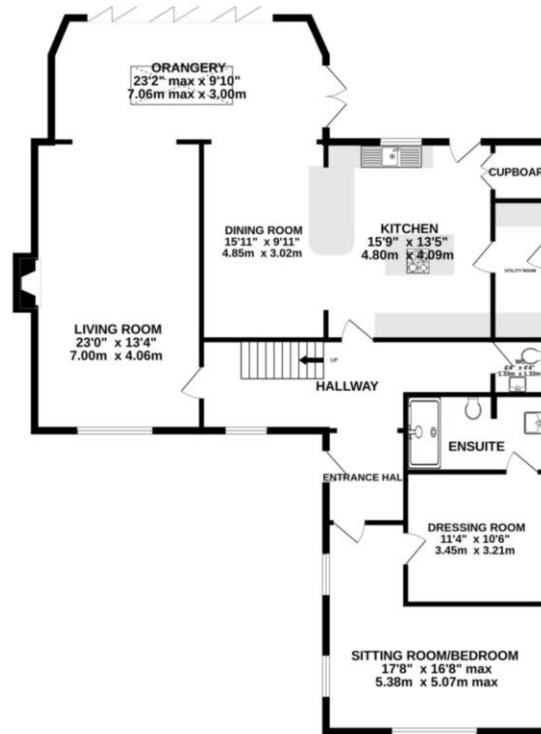
Services have not been tested and you are advised to make your own enquiries and/or inspections.

## VIEWING

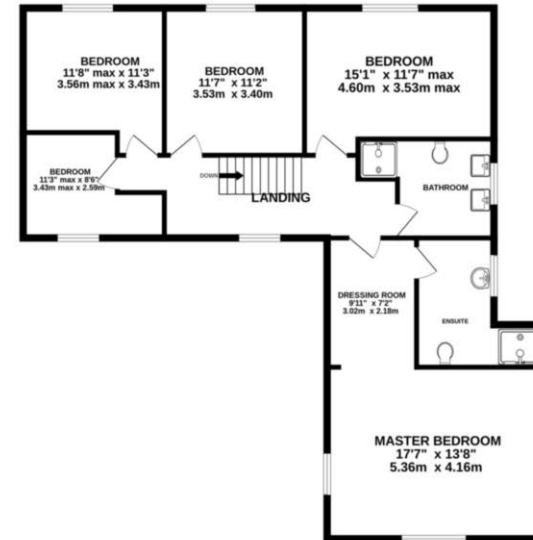
Viewing strictly by appointment through the Agents.



GROUND FLOOR  
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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