



Chelford
Knutsford Road


IRLAMS
of Knutsford



Chelford, SK11 9AS

Knutsford Road

£499,950



The Property

This beautifully presented, three bedroom family home dates back to 1893. Brimming with character and charm, this property has been lovingly maintained, extended and improved over the years by the current owners. Particular mention has to be made of the living room with log burning stove set in a brick fireplace on stone hearth, the extended conservatory provides an abundance of light throughout the ground floor living space, the downstairs bathroom suite, the master bedroom with vaulted ceiling, the detached annex with shower room as well as the multitude of period features found throughout. Located in a private, gated position set back from the road in the heart of Chelford village, Toll Bar Cottage is ideally positioned for local amenities, schools as well as all major network links to the North West and beyond. The property is approached via a private road and accessed through timber gates over a stone gravel driveway, providing more than ample off road parking, leading to the front entrance and formal gardens.

The gardens are wonderful, being of a generous proportion with a private, open aspect. Laid to lawn in the main, fully enclosed by wood lap fencing giving a high degree of privacy. Large stone flagged patio area easily accessed from both the kitchen and conservatory extension provides the ideal opportunity for alfresco dining and enjoying the private aspect with family and friends.

Directions

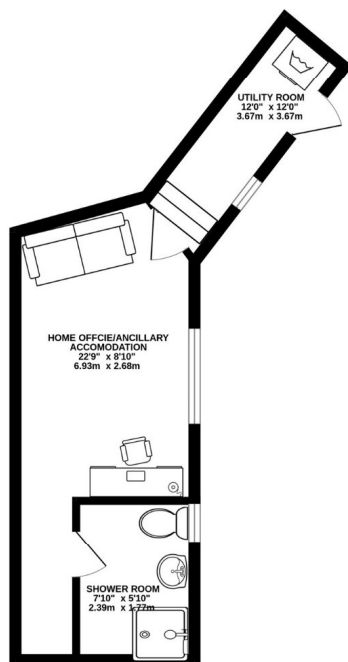
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford continue past Chelford Farm Supplies on your right and continue over the railway bridge where the property will soon be found on your right hand side opposite the the Chelford Village Hall.

- Immaculately presented three bedroom home dating back to 1893.
- Spacious & flexible living accommodation
- Downstairs Bathroom
- Large conservatory space.
- Three generous bedrooms
- Upstairs shower room
- Gated driveway providing ample off road parking
- Enclosed garden
- Detached brick annex with shower room

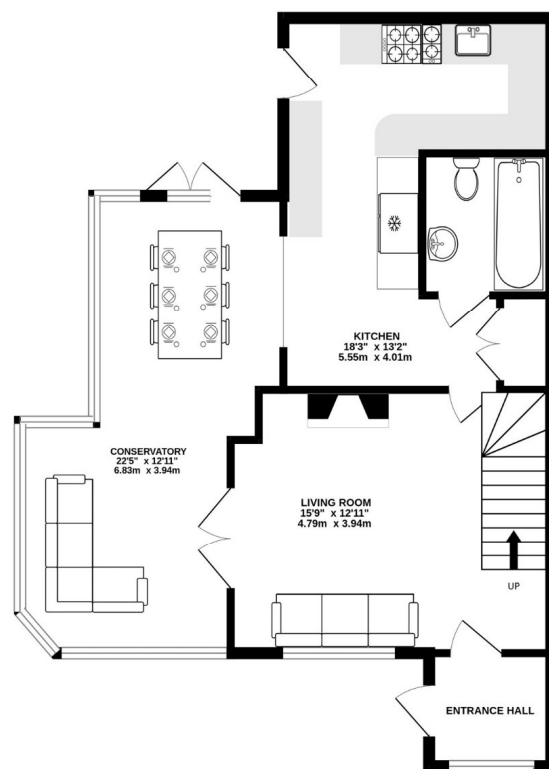
Postcode – SK11 9AS
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D
EPC Rating - TBC



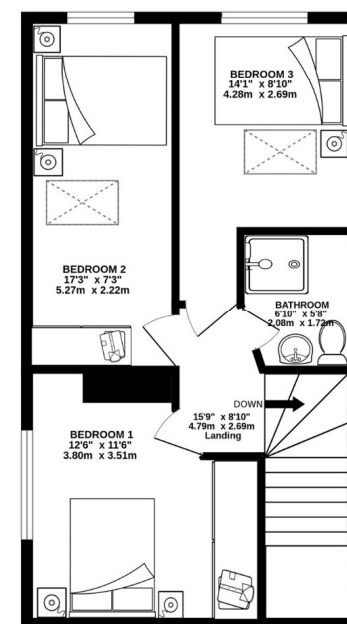
ANNEXE
234 sq.ft. (21.8 sq.m.) approx.



GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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.

Made with Metropix ©2025

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.
- (d) We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your Solicitor or with us in respect of anything above you feel crucial before you proceed with the purchase of this property.

