



5 Cranage Manor Knutsford Road, Cranage, CW4 8EQ

£599,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



5 Cranage Manor Knutsford Road

Cranage

A beautifully presented three bedroom barn conversion in the highly popular Cranage Manor gated development, set around a central landscaped courtyard.

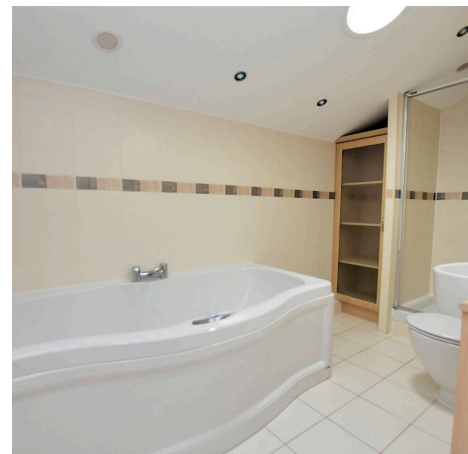
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Secure and Private gated development of just 5 converted barns
- Conveniently located between Holmes Chapel and Knutsford
- Living room with vaulted ceiling and exposed brick fireplace
- Three bedrooms and two bathrooms (one bedroom and bathroom on the ground floor)
- Delightful mature private garden with an abundance of shrubs
- A freehold development, beautifully maintained
- Bordering open countryside, yet close to amenities
- Kitchen diner with doors opening to the garden
- Oversized double garage with further parking for several vehicles
- Overlooking pretty courtyard to the front
- £450 per annum maintenance for gates, courtyard and communal areas



5 Cranage Manor Knutsford Road

Cranage

Cranage Manor is an exclusive, gated development of just five stunning barn conversions, set around a pretty courtyard.

This particular property, offered for sale with no upward chain, will not disappoint a buyer wanting to border open countryside yet being ideally located just a short distance outside of Holmes Chapel and Knutsford.

This fabulous home overlooks a private rear garden at the rear. The main entrance hall accessed from the central courtyard, leads to the various accommodation which in summary comprises of a living room with vaulted ceiling and full height brick fireplace which is a stunning feature along with a set of French doors opening to the garden. The kitchen diner also opens to the garden. The kitchen is fitted with a range of modern units and a contrasting work surface over. A second ground floor room makes an ideal home office or guest bedroom, being ideally located next to the ground floor bathroom. Off the hallway is a very useful utility room.

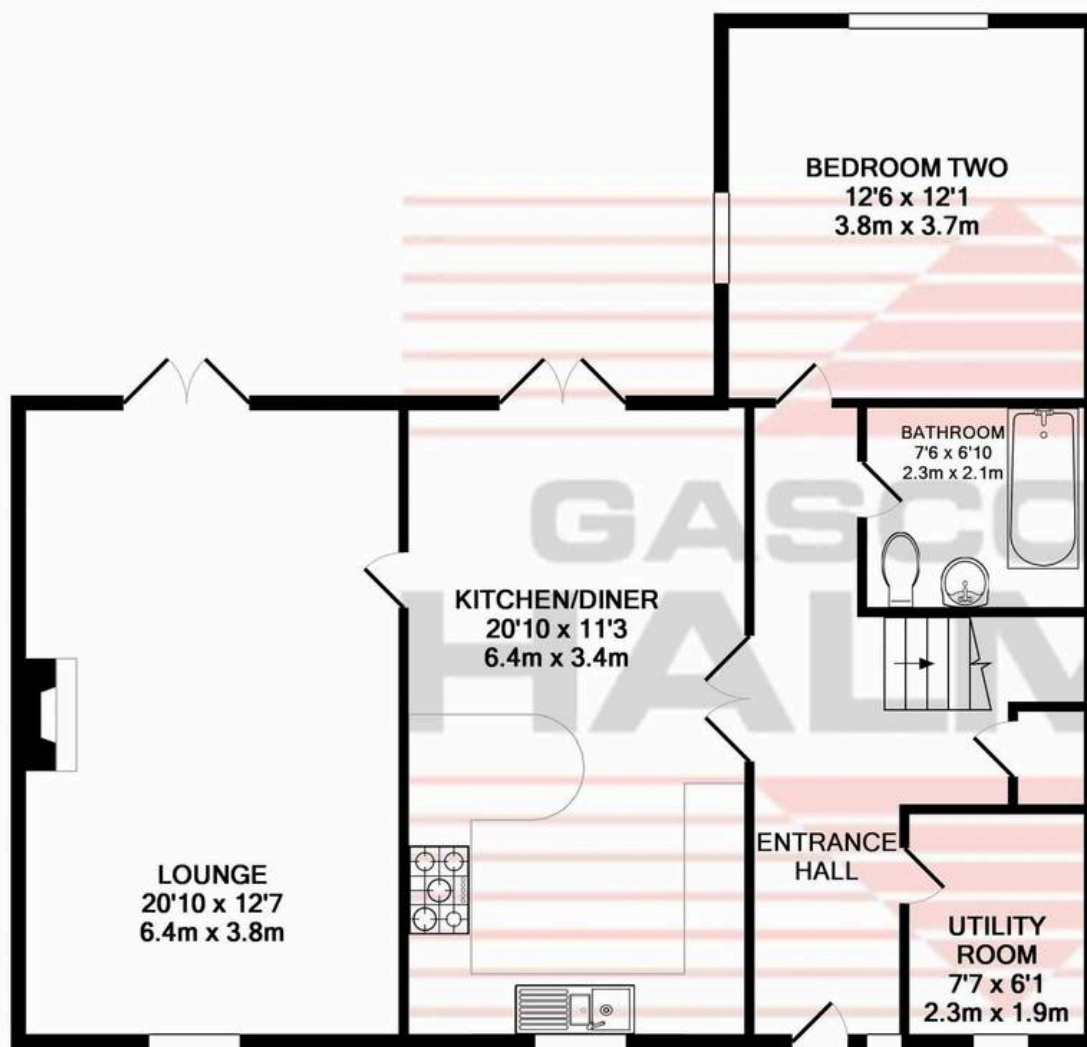
The oak staircase leads to the first floor where there are two further bedrooms and a three piece bathroom. The main bedroom has valued ceilings and exposed beams offering a great degree of character.

The gardens and grounds are equally as stunning, with an oversized double garage has two doors along with further parking for approximately 4 vehicles. The garden itself is mainly laid to lawn with an abundance of shrubs to offer an array of colour throughout the year.

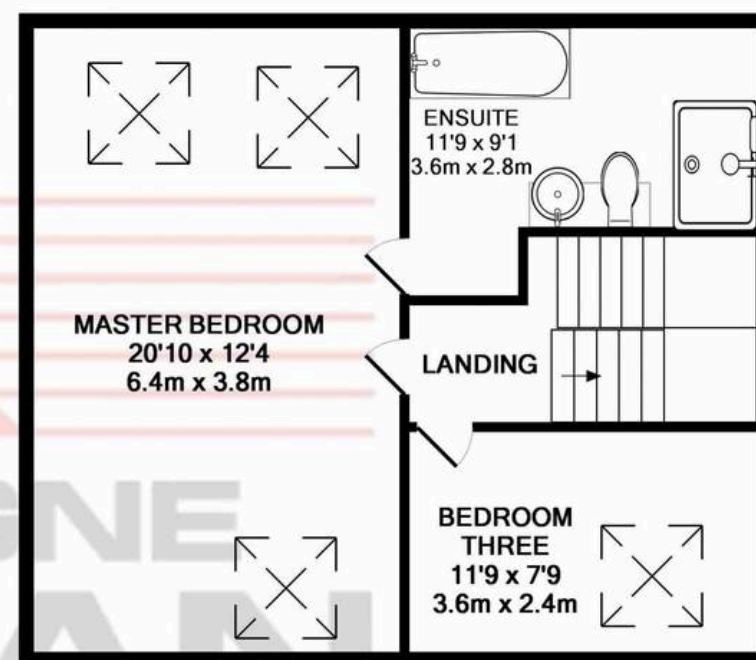
A freehold property, sought after location and no upward chain

Cranage is a small Parish located between the





GROUND FLOOR
APPROX. FLOOR
AREA 880 SQ.FT.
(81.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1382 SQ.FT. (128.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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