



Ulviet Gate

High Legh

£895,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Ulviet Gate

High Legh, Knutsford

Council Tax band: G

Tenure: Freehold

Services (NOT TESTED): 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

EPC Energy Efficiency Rating: C

Total Floor Area: 2804 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- Exceptional 4 Double Bedroom Detached Residence
- Generous 0.25-Acre Approx. Corner Plot within Quiet Cul-De-Sac Location
- Family Bathroom & 2 En-Suites
- Stunning Open-Plan Dining Kitchen & Garden Room Extension
- Attractive Dining Area
- Dual Aspect Living Room with Stone Fireplace & Log Burner
- Separate Study, Utility Room, Cloakroom & Downstairs W.C
- Detached Four-Car Garage with Workshop & Conversion Potential (STPP)
- Beautifully Landscaped Private Gardens with Entertaining Patio, Pond & Farmers Garden
- Outstanding Family Living Throughout



Ulviet Gate

High Legh, Knutsford

An exceptional four double bedroom, three bathroom detached family residence, occupying a substantial 0.25-acre approx. corner plot within a peaceful cul-de-sac. Offering extensive driveway parking, a detached four-car garage with workshop, beautifully landscaped gardens, and excellent potential to extend or convert the garage (subject to the necessary planning consents), this outstanding home combines bespoke craftsmanship with spacious, versatile family accommodation.

A pair of bespoke arched hardwood double doors open into an impressive reception hallway, immediately showcasing the quality and character found throughout. The spacious dual-aspect living room is centred around a striking ornate stone fireplace with multi-fuel log burner, while French doors open directly onto the rear garden.

The heart of the home is the superbly appointed dining kitchen, fitted with an extensive range of bespoke units, contrasting black quartz work surfaces and a comprehensive range of premium appliances including a Smeg range cooker, American-style fridge freezer, integrated dishwasher, Bosch microwave, and wine fridge. The kitchen flows effortlessly into the spectacular garden room extension, creating a wonderful open-plan living and entertaining space.



Ulviet Gate

High Legh, Knutsford

The formal dining room also connects seamlessly to the garden room, where a self-cleaning glazed roof and full-width bi-fold doors flood the space with natural light and provide uninterrupted views over the beautifully landscaped gardens, effortlessly blending indoor and outdoor living. Further ground floor accommodation includes a separate study, ideal for home working, a practical utility room, sizeable cloakroom and a downstairs W.C.

To the first floor, a generous landing serves four well-proportioned double bedrooms. The principal suite features Hammonds fitted furniture and an en-suite shower room with underfloor heating. The second bedroom also benefits from its own recently updated en-suite, whilst bedrooms three and four both enjoy fitted wardrobes. A well-appointed family bathroom completes the first-floor accommodation.



Ulviet Gate

High Legh, Knutsford

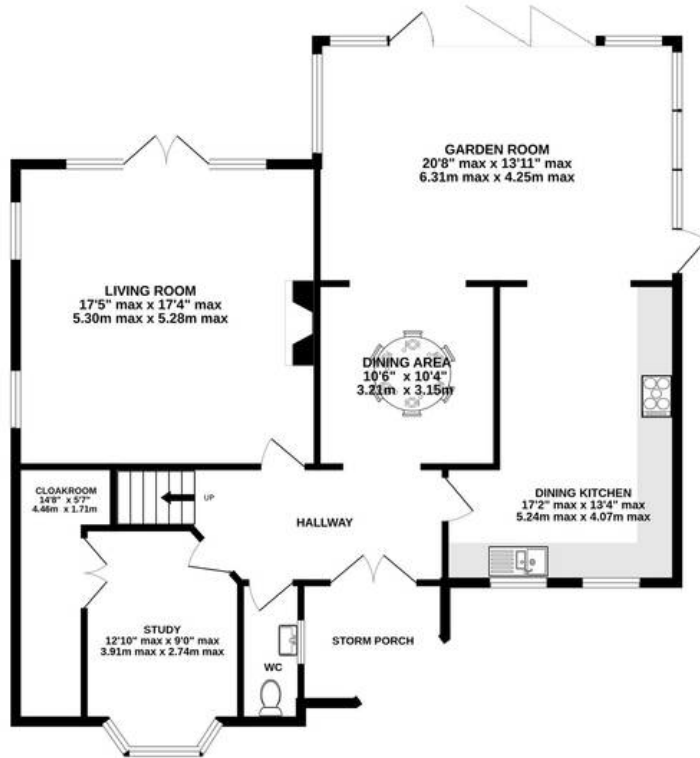
Externally, the property is equally impressive. A generous block-paved driveway provides ample parking for numerous vehicles and leads to the substantial detached four-car garage incorporating workshop space, offering tremendous potential for conversion into a home office, gym, annexe, or additional accommodation, subject to the relevant planning approvals.

The beautifully manicured rear gardens have been thoughtfully landscaped to provide expansive lawns, attractive stone terraces, mature borders, a feature pond, separate farmers garden, and a charming brick-built BBQ area, creating an exceptional setting for family life and outdoor entertaining.

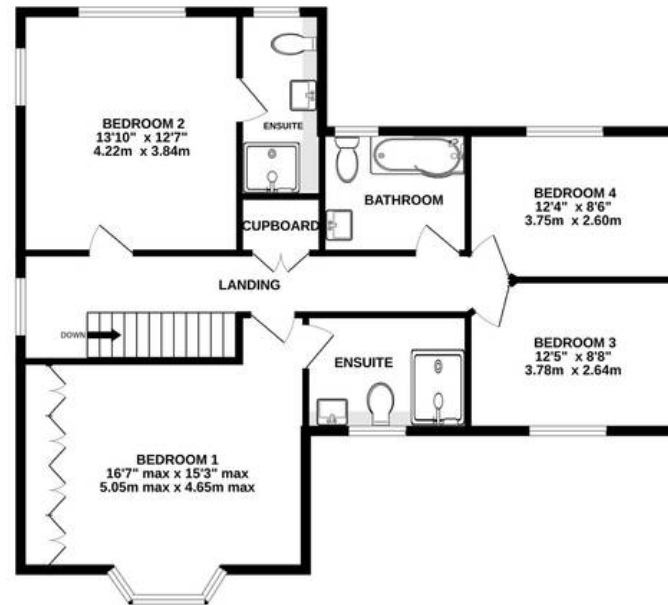
Occupying a larger-than-average 0.25-acre approx. corner plot in an exclusive cul-de-sac location, this outstanding home offers an exceptional combination of quality, space and future potential, making it a truly superb family residence.



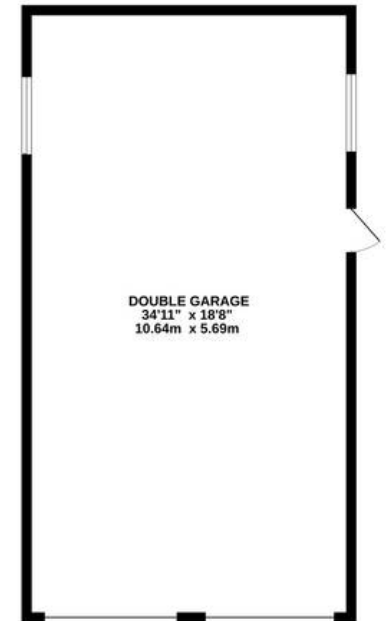
GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.



EXTERNAL
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 2804 sq.ft. (260.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026