

# FIRS COACH HOUSE

PARKFIELD ROAD, KNUTSFORD, WA16 8NP



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## DESCRIPTION

A superb five bedroom period family home bursting with character and period features. This wonderfully presented remodelled former coach house sits on one of the most sought after roads in Knutsford, in the heart of Legh Road Conservation Area.

The entrance hall opens on to a light and spacious living room featuring a coal fireplace and a large bay window overlooking the immaculately landscaped gardens to the rear of the property. The kitchen/breakfast room is beautifully finished to the highest standard with granite worktops and Bosch appliances, this opens to a garden/family room and double French doors leading to the terrace area.

The dining hall is truly unique with oak beams, creating a warm and inviting feel. There is a utility room conveniently positioned to the side of the kitchen that has sky lighting and a door leading to the rear gardens, to complete the ground floor accommodation is a bathroom finished to a very high standard.

The principal bedroom is a fabulous space, offering an en suite and a range of quality fitted furniture, there are a further four bedrooms and three bathrooms, all of generous size and in immaculate condition. The property offers great potential for an annexe and multi-generational living as it has two staircases, one leading to a bedroom, modern shower room and large games room / further bedroom.





Externally, magnificent wrought iron gates on stone pillars provide access to the large gravel driveway, leading to the front entrance. To the rear of the property there are extensive, beautifully landscaped gardens with mature trees and shrubs, featuring a pond and multiple outhouses to include a wonderful summer house.

## LOCAL INFORMATION

Knutsford is a charming town within Cheshire. The town centre of Knutsford is totally unique and steeped in history, there are many wonderful boutique shops, cinema, restaurants and coffee shops.

The property has ease of access to excellent educational facilities with a great selection of schools in the state and private sector. Most private schools in the area provide private coaches to Knutsford and The Grange School at Hartford, King's School Macclesfield and

Terra Nova School are all within easy reach. Local rated schools include Knutsford Academy and Bexton Primary school.

In addition to these local amenities there is also beautiful surrounding countryside including Tatton Park which is fantastic for those who enjoy walking, cycling and horse riding. Further leisure facilities are available in the way of several nearby clubs, in particular Knutsford and The Mere Golf clubs.

Communications has always been one of the prime attractions of the area, with easy access to the M6 and M56 linking to the North-West's commercial centres making commuting to Chester, Warrington, Liverpool, Manchester and MediaCityUK easily accessible. Manchester International Airport and the city centre are also within close proximity. Knutsford and Wilmslow train stations have a regular service to Manchester and Stockport, linking to the main West Coast line for London.

## FLOOR PLANS

**Approximate Area** 255 sq m / 2745 sq ft

**Garage** 28 sq m / 301 sq ft

**Total** 283 sq m / 3046 sq ft



### SAVILLS KNUTSFORD

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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