



Historic Grade II town house with plot & pp in 0.75 acre

**Heath House, Gaskell Avenue, Knutsford, Cheshire WA16 0DA**

Freehold

**savills**

6 bedrooms • 2 bathrooms • Dining hall • 3 reception rooms & study • Kitchen with dining • Range of cellars & wine cellar • Double garage • P.P. for 1750 sq ft new build

#### Local information

An exceptional and historic townhouse location overlooking Little Heath and formerly Knutsford racecourse and a short stroll away from the restaurants and specialist shops of this pretty town centre.

Knutsford is a thriving market town well placed for access to the M6 and communication to the north west's commercial centres and Manchester International Airport. The train station places Manchester from 42 minutes away and London Euston can be accessed via Wilmslow, Crewe or Macclesfield.

The area is well served by good local state schools and in the private sector The Grange, Terra Nova, Kings School Macclesfield and Altrincham schools are within striking distance. The town's leisure facilities include many sports clubs, a leisure centre with swimming pool, golf courses abound and the National Trust's Tatton Park is a short walk away.

#### About this property

This fine Grade II listed townhouse is a landmark property in Knutsford and sports a plaque as the home of Edward Higgins, a C18 highwayman who appears in Elizabeth Gaskell's 'The Squire's Tale' and 'The Highwayman' of Thomas de Quincey.

Originally overlooking long gone Knutsford racecourse, now Little Heath and The Heath, the property is arranged over three floors plus cellars and extends in all to about 5164 sq ft including the double garage.

With grounds of 0.75 acre our clients have a grass tennis court, orchard and croquet lawn and have recently obtained planning permission from Cheshire East (20/0444M) for a detached single level home with a basement totalling about 1750 sq ft. At the far end of the garden this development would not be of any detriment to the main house which is well screened from this section by mature trees and shrubs.

There are many attractive and appealing period features within the property including the lovely staircase, oak board flooring, period doors and fireplaces, sash windows and indeed, the dining hall was used as a location for filming 'Sherlock Homes' at one point.

As with many Grade II listed period homes, there is plenty one can do to stamp one's own mark on the house with, of course, the approval of the conservation officer, to create a home which meets contemporary needs while retaining the charm and character of a bygone era.

#### Tenure

Freehold

#### Viewing

Strictly by appointment with Savills











View over Little Heath





**Heath House, Gaskell Avenue, Knutsford, Cheshire WA16 ODA**

**Gross internal area (approx)** 449.16 sq m / 4834.71 sq ft

**Outbuildings** Garage 30.63 sq m / 329.69 sq ft

**Total** 479.79 sq m / 5164.41 sq ft

Savills Knutsford

01565 632 618

knutsford@savills.com



savills

savills.co.uk



For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02028060 Job ID: 144551 User initials: MH Brochure Prepared August 2020

