

A charming former coach house with substantial gardens

Somerford, Middlewich Road, Allostock, Knutsford, WA16 9JX

savills





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Guide Price £1,000,000



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About this property

The property is in a private position, approached through secure electric gates with hedgerows, mature trees and brick-built wall. The secure driveway provides ample parking for numerous vehicles. One cannot help but admire the charm and uniqueness, the eye is drawn to the attractive central turret. There is also the benefit of a detached triple garage. The welcoming hallway leads off to a spacious sitting room to the side elevation, there is a feature Horse Flame wood burner with stone surround. This room is bright with large windows, allowing maximum light and views onto the gardens and beyond. An opening leads to an orangery with doors directly onto the formal lawns. The dining room is a great size for entertaining and double doors provide access to the large terrace area. The kitchen has a range of wall, drawer and base units with a large professional Britannia cooker and 7 ring gas hob, space for an American fridge freezer and integrated dishwasher. The central island provides further storage and breakfast seating. To the rear of the kitchen is a garden room, this offers a lovely space to sit and enjoy the views onto the walled garden. Completing the downstairs accommodation is a large home office / family room, WC with Mandarin Stone sanitaryware and bespoke cabinetry along with a fully fitted utility room.

The first floor accommodation is well organised. The principal bedroom has a dressing area and appealing balcony with fabulous open views. There are two further good sized bedrooms. Off the second bedroom is a door with stairs to the rear of the kitchen, this is ideal for dependent relatives or live in assistance. Externally the grounds are superb, extending to around $\frac{3}{4}$ acre. The rear gardens are mainly lawn with wide flower beds and borders and a range of mature trees, plants and shrubs.



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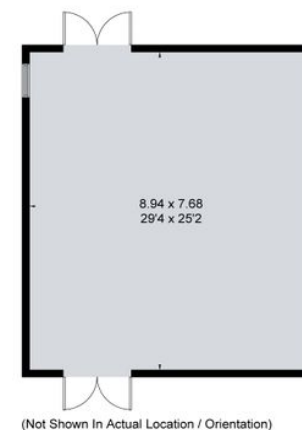
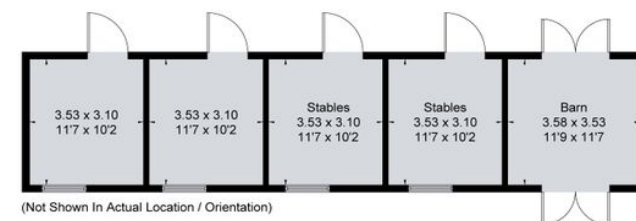


Approx. gross internal floor area

2,392 – 3,768 sq ft

There is a stable block, storage room and ample hard standing. Opposite the yard is a paddock, previously used as a menage. Hedge rows define the boundary with open fields to the rear.

Approximate Area = 222.3 sq m / 2392 sq ft
Outbuildings = 127.8 sq m / 1376 sq ft
Total = 350.1 sq m / 3768 sq ft (Excluding Void)
Including Limited Use Area (5.8 sq m / 62 sq ft)
For identification only. Not to scale.
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All measurements and fixtures including doors and windows are approximate and should be independently verified.

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Viewing

Strictly by appointment with Savills

Council Tax

Band = G

Local Authority

Cheshire East Council

Tenure

Freehold

Edward Morris

Knutsford



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agent@savills.com



Savills Instagram



View on website

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

EPC Rating = F