



## Lovely detached period cottage in south Wilmslow

**Old Farm Cottage, 34 Knutsford Road, Wilmslow, Cheshire SK9 6JB**

Freehold





Four Bedrooms • Two Bathrooms & washroom • Four reception rooms • Separate Study • Utility Room • Off Road Parking & large garage • Private enclosed landscaped gardens & courtyard garden

#### Local information

Set only 0.7 miles flat walking distance from the town centre, this spacious and characterful property is served by an excellent range of amenities including local supermarkets, retail shops, Wilmslow's Rex cinema and a wide selection of bars and restaurants.

Alderley Edge Golf Club is nearby and the property is handy for the fantastic range of shops on Chapel Lane.

The area also offers excellent choices of schooling with highly regarded local state schools and a wide choice of private schools. Ofsted\* rated 'Outstanding' Ashdene Primary School is 0.2 miles away and Wilmslow High School is 0.8 miles away. The property is 1.1 miles from Wilmslow train station which offers a 1 hr 51 min service to London Euston, a 19 min service to Manchester Piccadilly and a 10 min service to Manchester Airport (5.7 miles). Please note all times and distances are approximate.

#### About this property

Old Farm Cottage is believed to date back to the 18th Century, when Knutsford Road was a couple of houses, farmland and very much in the country. It now sits comfortably close to the town and railway station in what has become one of the most favoured locations in Wilmslow.

There was much upgrading done

in the 1980's and this has continued in part in the intervening years with upgraded bathrooms, a wonderful hand painted country kitchen and exquisite gardens which are partly walled.

The small porch has double doors and a stable door opens into the dual aspect dining hall with a cloaks cupboard off, mahogany finish laminate flooring which extends through much of the ground and first floors. Painted in shutters adorn the ground floor bow windows.

The living room is a fantastic size and features a bow window to the front and an impressive Cheshire brick fireplace and chimney breast with a stone hearth and real fire. Double French doors lead through to a garden room with double French doors to the rear stone terrace and a door leads off to the utility room with a sink, plumbing for a washer and dryer and a side door which leads to the rear door of the large single garage with its stone flagged floor and a range of fitted cupboards.

An inner hall has the staircase and a cloakroom WC with a modern suite. The inner hall leads to the study with a French door to the side courtyard garden with a southerly aspect and raised planters, Ideal for barbecues.

The dining room opens off the study, with a stained glass connecting door to the garden



room and a door to the adjoining kitchen. Windows overlook the gardens at the rear.

The dual aspect kitchen is delightful, with bespoke painted cupboards in a country style and integrated appliances including a gas hob, a Neff double oven & grill, a Liebherr larder fridge and Neff dishwasher, a freezer recess and Amtico style oak flooring. A French door leads out to the Westerly facing rear stone flagged terrace to catch the evening sun in Summer months.

There are four bedrooms on the first floor, three of which are large double bedrooms to the front, all with fitted wardrobes and a washroom with WC complementing a house bathroom with a white suite and an over bath mixer shower. The principal bedroom is especially generous and includes a large bank of fitted wardrobes and an en suite shower room with a walk in shower, vanity wash hand basin and a WC.

The front of the house has a tarmac area leading to the garage with a stone flagged extension and lawn beyond. An enclosed walled courtyard lies to the south at the side and the rear gardens with their westerly aspect are a delight. With a deep stone terrace, partly walled and with a profusion of flowering shrubs and bushes to the borders, this is a lovely secluded place to spend quiet evening in the summer months.

**Tenure**  
Freehold

**Local Authority**  
Cheshire East

**Council Tax**  
Band = G

**Energy Performance**  
EPC Rating = D

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills





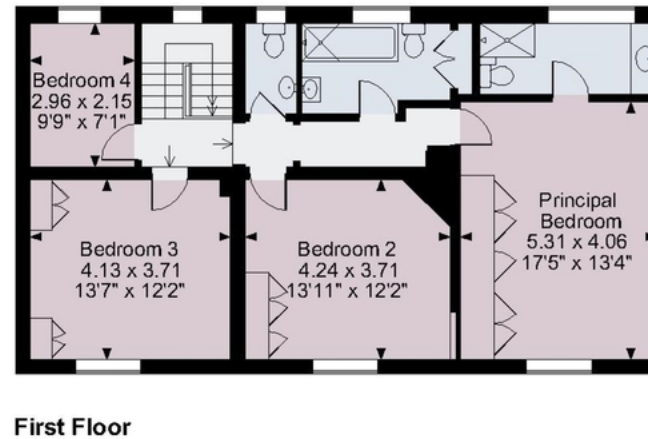
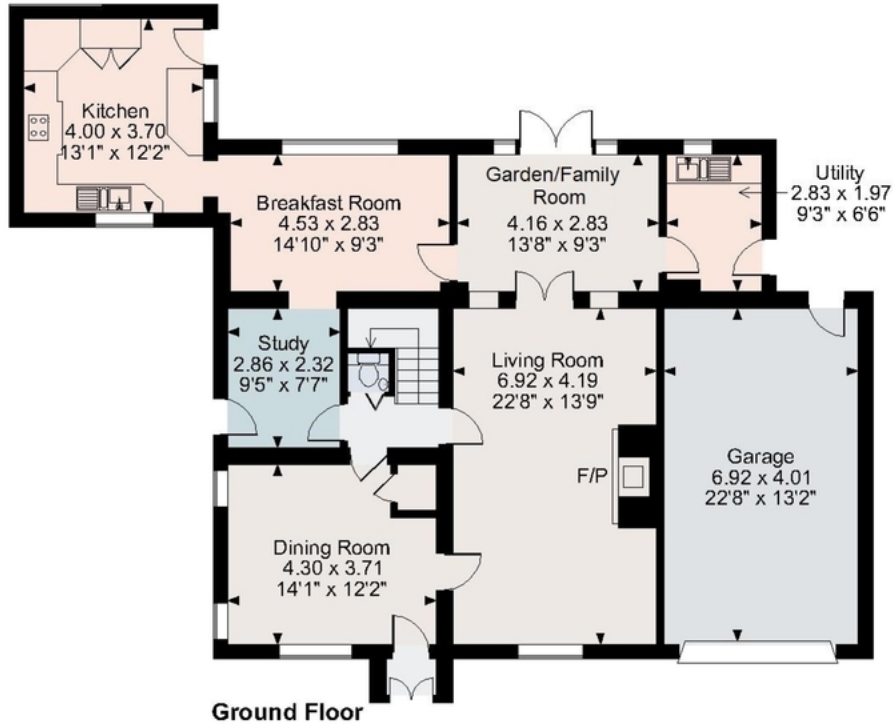
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**Gross internal area (approx)** 2136 sq ft / 198 sq m

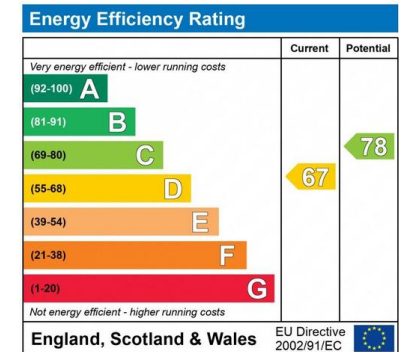
**Outbuildings** 299 sq ft / 28 sq m

**Total** 2435 sq ft / 226 sq m

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