



**GASCOIGNE
HALMAN**

BLACKHILL LANE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



BLACKHILL LANE, KNUTSFORD

An exceptional reconfigured and beautifully extended four double bedroom, three bathroom detached residence, occupying an impressive plot of approximately 0.30 acres on the highly sought-after Blackhill Lane in Knutsford. This outstanding home offers an impressive blend of contemporary design and timeless elegance, presenting approximately 2,670 sq. ft of beautifully appointed and highly versatile family accommodation.

A striking first impression is created by the magnificent galleried entrance hall, rising from the ground to first floor and centred around a beautifully crafted oak staircase with glazed inserts. Bathed in natural light, this elegant space sets the tone for the quality and style that continues throughout the home.

At the heart of the property lies the spectacular open-plan living dining kitchen, thoughtfully designed as the ultimate hub for modern family living and entertaining. Oak flooring flows seamlessly through this expansive space, where a large central island with breakfast bar forms an impressive focal point. Twin picture windows frame delightful views over the immaculate rear garden, while bi-fold doors open effortlessly onto the entertaining terrace, perfectly blending indoor and outdoor living.



Exceptional Detached Residence

Beautifully Reconfigured & Extended

Four Double Bedrooms & Three
Bathrooms

Impressive Plot Approximately 0.30
Acres

Sought After Knutsford Location

Stunning Galleried Entrance Hall

Exquisite Living Dining Kitchen with
Island & Log Burner

Separate Formal Living Room & Dining
Room

Principal Suite with Dressing Room &
Ensuite

Large Private Garden with Entertaining
Terrace



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The stylish bespoke kitchen incorporates a comprehensive range of integrated appliances and is further enhanced by a charming log-burning stove, creating a warm and inviting atmosphere throughout the seasons.

Adjoining the kitchen is a formal dining room, ideal for hosting dinner guests, while a generous dual aspect living room with open fireplace provides a beautifully relaxing retreat. The ground floor accommodation is further complemented by a versatile home office, cloakroom/W.C., and a well-appointed utility room with useful boot room beyond.

To the first floor, the impressive galleried landing leads to four beautifully presented double bedrooms. The principal suite is particularly luxurious, featuring a walk-in dressing room and a sumptuous ensuite bathroom. A guest bedroom also benefits from its own ensuite shower room, while the remaining bedrooms are served by a beautifully designed family bathroom complete with freestanding bath and large walk-in shower.

An additional external feature is the sizeable rear balcony accessed from one of the bedrooms, offering a peaceful elevated setting to enjoy morning coffee or unwind in the evening while overlooking the gardens.

The loft space is already fully boarded and fitted with Velux windows, presenting excellent potential for formal conversion (subject to the necessary consents), offering scope to further enhance the overall accommodation.

Externally, the property is approached via a generous driveway with EV charging point, providing ample off-road parking and access to the integral garage. To the rear, the immaculate garden enjoys a wonderful sense of privacy and seclusion, predominantly laid to lawn and bordered by mature hedging. A purpose-built elevated entertaining terrace provides the perfect setting for alfresco dining, summer gatherings and outdoor entertaining.

Perfectly positioned just a short walk from the vibrant town centre of Knutsford, Bexton Primary School and Knutsford Academy, this exceptional home combines elegant living with everyday convenience in one of the area's more desirable residential locations.







DIRECTIONS

SAT NAV: WA16 gDD

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council Tax Band: G

ENERGY PERFORMANCE RATING

TBC

TOTAL FLOOR AREA

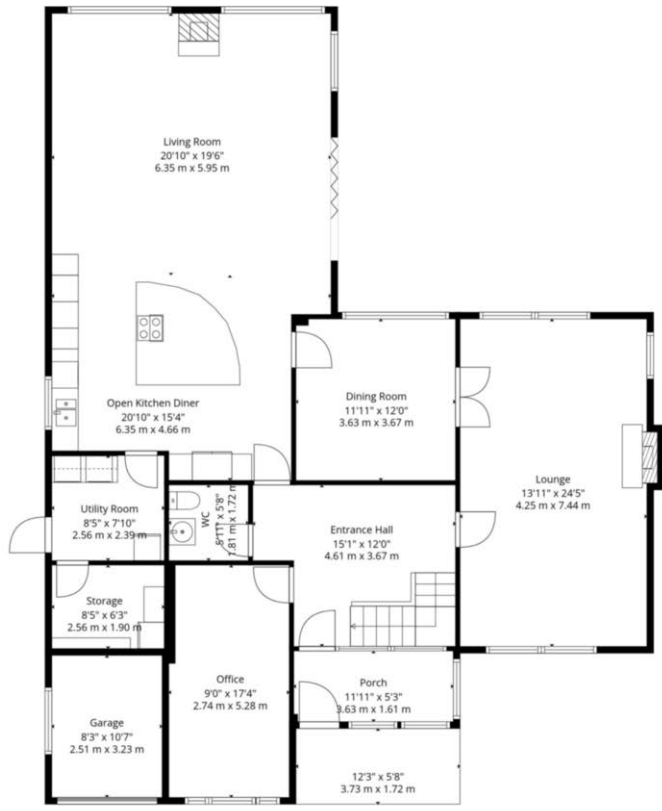
2670 SQFT approx

SERVICES (NOT TESTED)

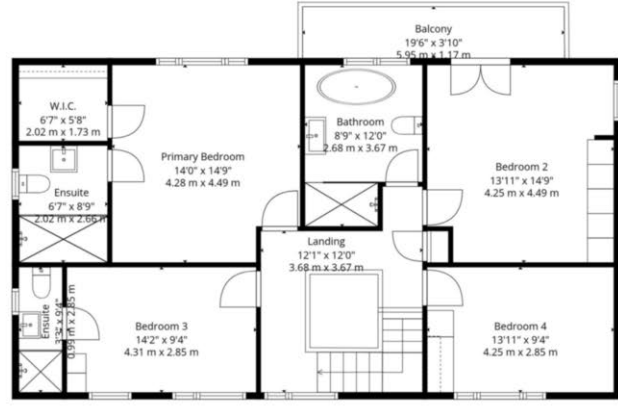
All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWINGS

Viewing strictly by appointment through the Agents.



Ground Floor



1st Floor

Total: 2670 sq. Ft, 248 m2
 Ground Floor: 1615 sq. Ft, 150 M2, 1st Floor: 1055 sq. Ft, 98 m2
 Excluded Areas: Garage: 87 sq. Ft, 8 M2, Porch: 63 sq. Ft, 6 M2, Storage: 52 sq. Ft, 5 M2,
 " ": 97 sq. Ft, 9 M2, Fireplace: 4 sq. Ft, 0 M2, Balcony: 75 sq. Ft, 7 M2,
 Walls: 182 sq. Ft, 17 m2

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