

# FOR SALE £2,300,000

## Cornbrook, Legh Road, Knutsford, WA16 8LS



Having undergone a comprehensive programme of refurbishment, Cornbrook presents a rare opportunity to acquire a beautifully finished family home on one of Knutsford's most sought-after roads. Positioned within the conservation area and just a short walk from the historic town centre, the property effortlessly combines period character with thoughtfully considered modern living.

- Six double bedrooms, including a luxurious principal suite with dressing area and en-suite
- Bespoke hand-built open-plan kitchen with central island, seating area, and integrated appliances
- Three large, welcoming reception rooms for formal and family living
- Fully renovated and extended throughout to a high specification
- Landscaped gardens to three sides providing privacy and outdoor living space
- Elegant entrance hallway with oak flooring and original turned staircase
- Flooded with natural light from a lightwell spanning all floors
- Convenient location within Knutsford's conservation area, walking distance to town centre
- Spacious 650 sq ft cellar offering gym, utility, and flexible space with external access
- No onward chain – ready to move in





## Description

Purchased in September 2023, the current vendors have undertaken an extensive programme of works to sympathetically update the house while transforming it into an exceptional home suited to contemporary family life.

Originally built in 1895 by the Caldwell family, who owned a local nursery, the property still celebrates its heritage today. The vendors have taken great care to retain the subtle floral references that appear throughout the home, from the beautifully patterned brickwork and stained glass windows to the intricate cornice detailing.

From the moment you pass through the hand-carved sandstone pillars, the property immediately captivates with its striking architectural character, creating a first impression that perfectly reflects the quality found throughout the home.

Entering via the raised front door and through the entrance vestibule, you arrive in a spacious and welcoming hallway finished with beautiful oak flooring laid in a Versailles style, alongside the restored original turned staircase. The space is flooded with natural light from the impressive lightwell above, which extends up through the third floor.



Originally arranged as three separate reception rooms before later being extended, the vendors have successfully brought the property into the 21st century by opening up the kitchen area and incorporating several smaller rooms to create the true heart of this expansive home. The bespoke handmade and hand-painted kitchen has been finished in a modern yet timeless style, centred around a large island and flowing naturally into the seating area, making it ideal for everyday family living.

As part of the redesign of the ground floor, the vendors have also created the ability to open the kitchen and family room into the main lounge. They report this has been particularly popular when hosting larger gatherings, allowing the space to work effortlessly for entertaining. Completing the ground floor accommodation is a separate, more formal bay-fronted drawing room along with a conveniently located cloakroom and WC.

Accessed via the elegant turned staircase, each floor continues the theme of thoughtfully designed family living. Situated off the half landing is a dedicated, fully fitted home office. Continuing up, the first floor hosts an impressive principal suite, creating a



calm and relaxing retreat. The spacious bedroom leads through to a specially designed dressing room and a beautifully appointed four-piece en-suite shower room, finished with carefully selected tiles that continue the home's sense of understated luxury.

This floor also offers two further generous double bedrooms, along with another recently completed four-piece family bathroom featuring a raised claw-foot roll-top bath and a separate walk-in double shower.

Continuing to the second floor, which the vendors note would make a fantastic space for children of any age, the accommodation is currently arranged as three separate double bedrooms. One could easily be used as a lounge or games room, creating an ideal self-contained floor. A further recently completed bathroom enhances the practicality and flexibility of this level.

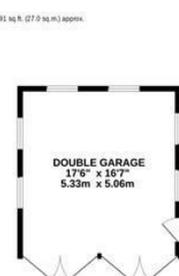
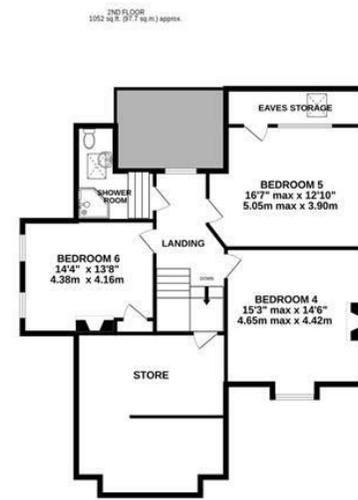
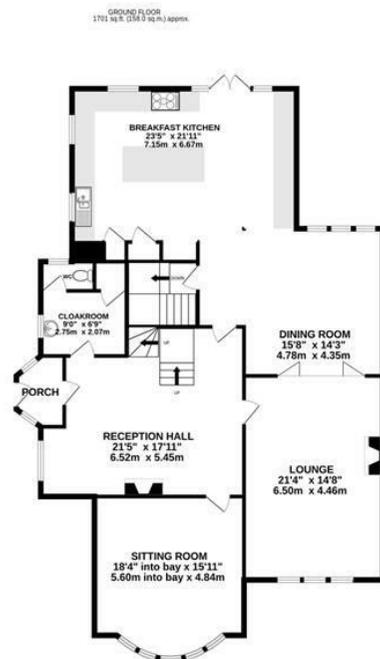
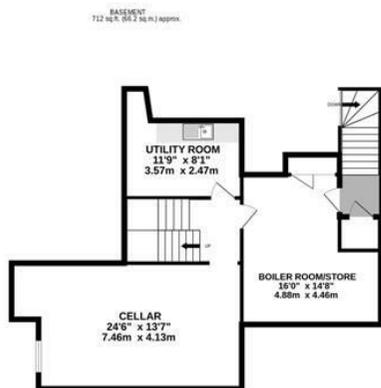
The internal accommodation is further complemented by a spacious basement measuring over 650 sq ft, thoughtfully divided into three areas currently used as a gym/workout space, plant room, and utility room. The basement also benefits from external access to the rear, providing convenience and flexibility for a variety of uses.

Externally, the property sits within beautifully maintained gardens, providing a private and secure setting while remaining conveniently close to Knutsford town centre. The combination of period character, high-quality finishes, modernised living spaces, and versatile ancillary accommodation makes Cornbrook a truly exceptional family home and a rare opportunity on the market.

Altogether, the property represents a rare opportunity to acquire a beautifully restored period home in one of Knutsford's most desirable locations. The careful balance of original character and high-quality modern finishes creates a property perfectly suited to contemporary family life, offering space, flexibility, and timeless appeal in equal measure.







**TOTAL FLOOR AREA : 5391 sq.ft. (500.9 sq.m.) approx.**

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