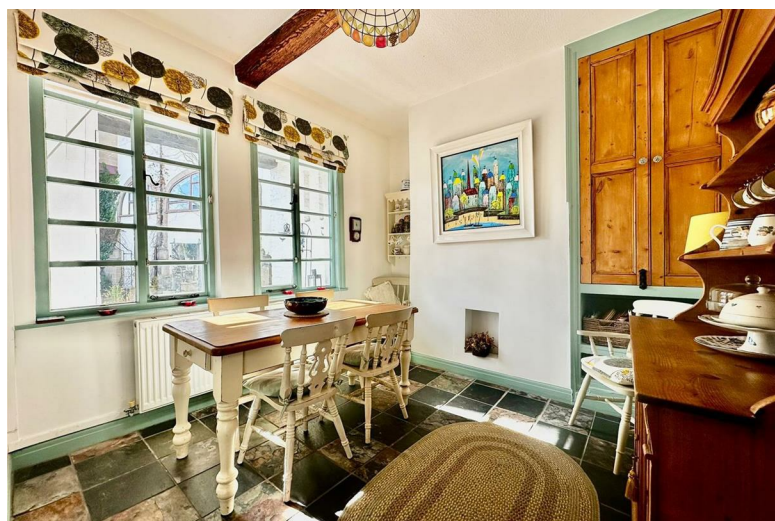




Wright Marshall
Estate Agents

Watt Cottage, 5 Drury Lane, Knutsford, WA16 6HA



£375,000

1 Princess Street, Knutsford, Cheshire, WA16 6BY
T. 01565 621624
Knutsford@wrightmarshall.co.uk /
Cheshirelettings@wrightmarshall.co.uk



THREE BEDROOM COTTAGE
SITUATED IN THE HEART OF KNUTSFORD
BEAUTIFULLY MAINTAINED WITH AN ABUNDANCE OF FEATURES THROUGH OUT
TWO SEPARATE RECEPTION ROOMS
BALCONY AND COURTYARD TO THE REAR
NO ONWARD CHAIN

Located just a short stroll from the heart of Knutsford, this beautiful Grade 2 listed cottage was designed by renowned local architect Richard Harding Watt. Lovingly maintained and tastefully modernised by the current owners, the home retains its original layout while seamlessly blending period charm with modern comfort.

Leading from Drury Lane, the property opens into a welcoming entrance hallway with a turned staircase. From here, both reception rooms can be accessed, including the lounge to the front elevation, featuring a cast iron fireplace and original picture rail. Further to this is the separate dining room, with large windows overlooking the rear courtyard and a built-in period recessed storage cupboard. This, in turn, opens into a highly practical utility-style area, with the fitted kitchen situated beyond.

To the first floor are three well-proportioned bedrooms, including two spacious doubles, both featuring vaulted ceilings with stunning large oak beams stretching across the rooms. Each of the double bedrooms also benefit from useful recessed storage. The third bedroom is a good sized single and would equally make an ideal home office or dressing room if required.

In a slight quirk and a part of the original design, the first floor is completed by a three-piece bathroom and, unusually, a tiled balcony overlooking the rear courtyard. accessed off the kitchen. The property is offered with NO ONWARD CHAIN, making it an ideal purchase for those seeking a move-in-ready home with period charm and modern convenience.

Ground Floor

Entrance Hallway

Lounge

12'8 x 9'10

Dining Room

10'10 x 10'10

Kitchen

7'11 x 4'11

Utility Area

6'9 x 5'6

First Floor

Landing

Master Bedroom

10'10 x 10'5

Bedroom Two

10'1 x 9'8

Bedroom Three

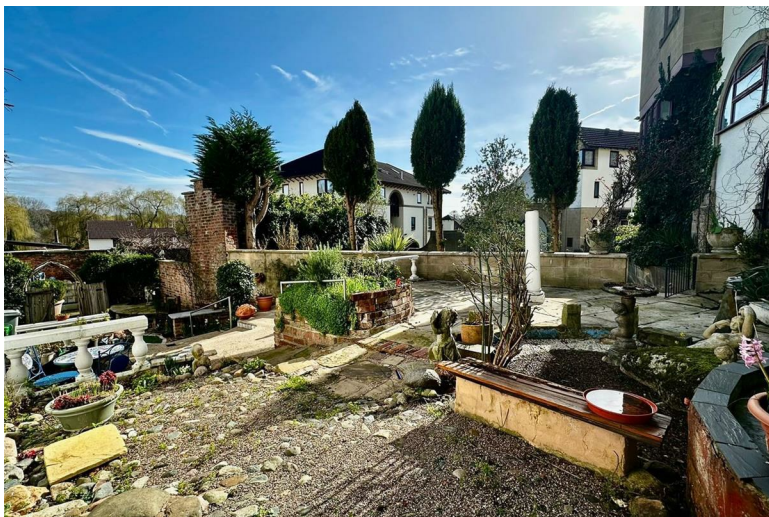
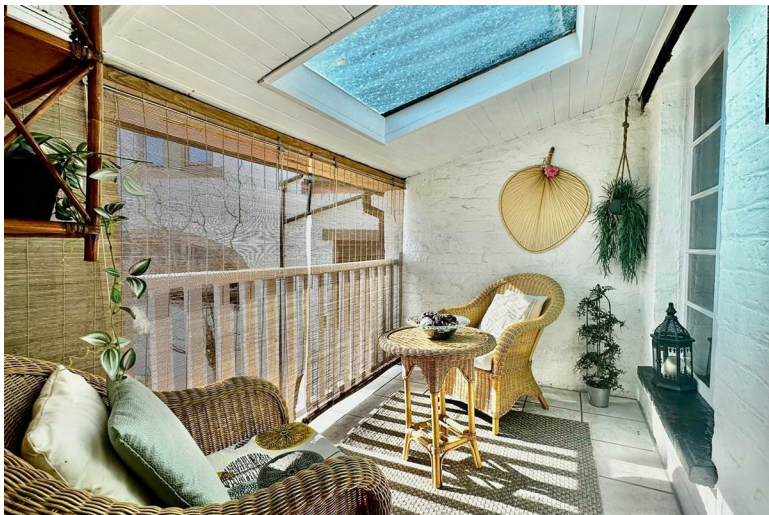
9'10 x 6'5

Bathroom

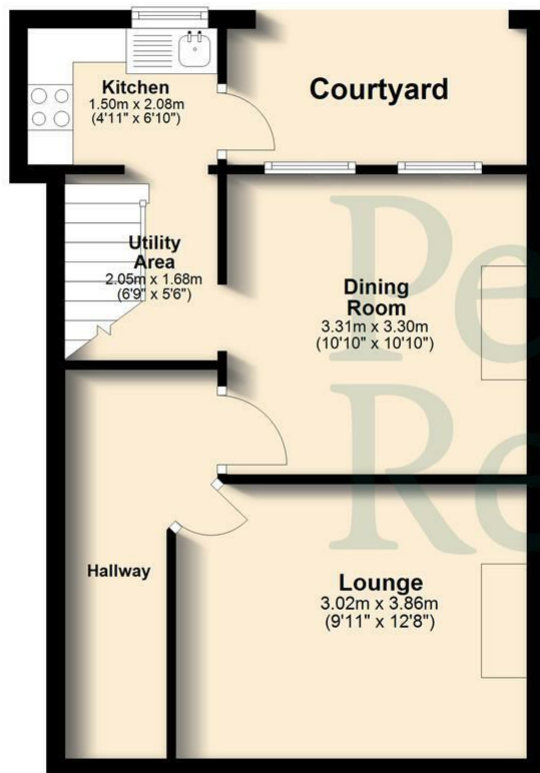
8'11 x 5'8

Outside

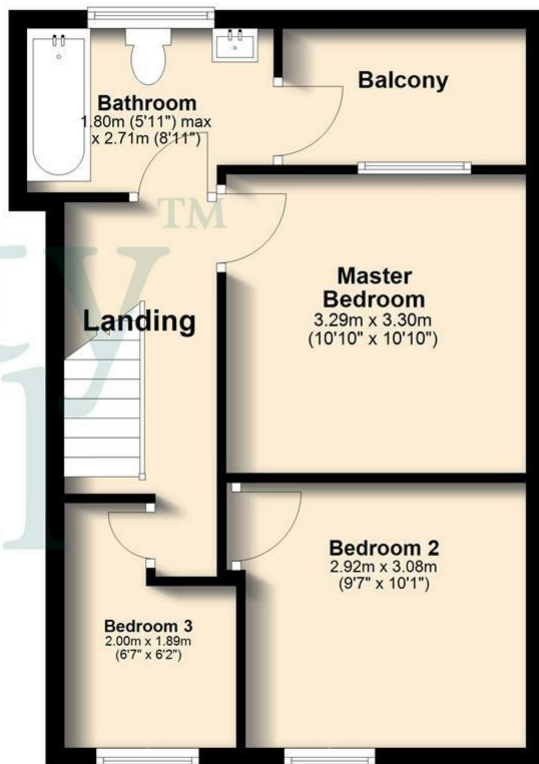




Ground Floor



First Floor



Total area: approx. 76.4 sq. metres (822.5 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.