



# Wright Marshall

Estate Agents

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



**£375,000**

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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 communal gardens to the rear. Downstairs, there is a small courtyard off the kitchen, opening into an area that can be used privately. 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

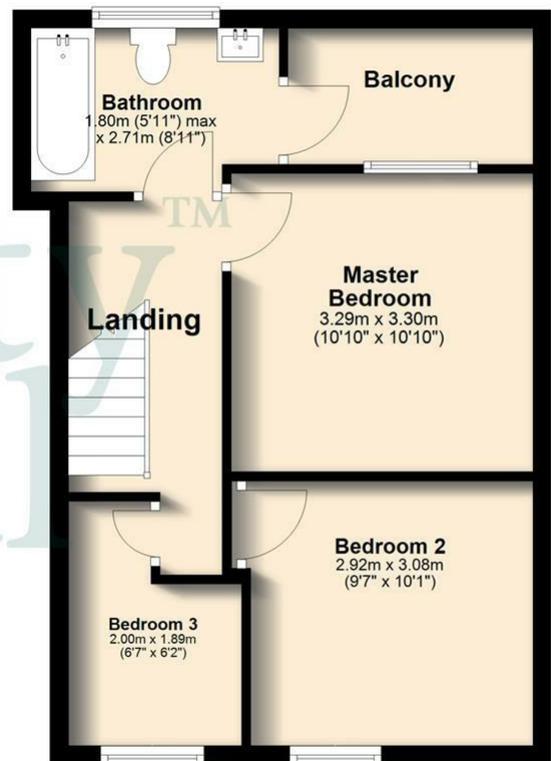
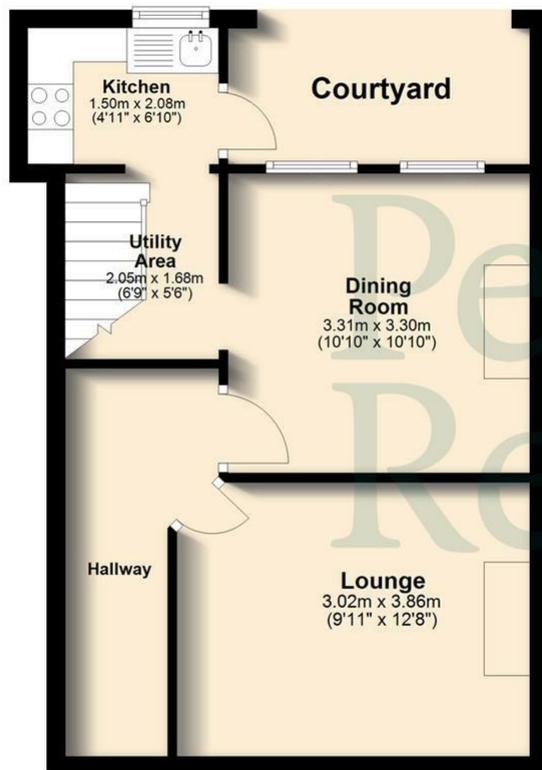
#### Outside





**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.

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