

CRANAGE MANOR HOUSE

CRANAGE



Andrew J Nowell
& Company

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CRANAGE MANOR HOUSE, KNUTSFORD ROAD, CRANAGE, CW4 8EQ

A Grade II listed manor house tastefully extended and refurbished with a wonderful balance of traditional and contemporary design. Attached leisure suite with indoor pool. Extensive mature grounds of approximately 1 acre, substantial garage block with gym over.

- Entrance hall
- Cloakroom
- Drawing room
- Family room
- Formal dining room
- Living dining kitchen
- Utility room
- Media room
- Leisure suite with indoor pool
- 5 bedrooms (4 en-suite)
- Family bathroom
- Study area
- Triple garage
- Grounds approximately 1 acre

High quality Mark Wilkinson living kitchen, with deep granite worksurfaces, integrated appliances, and limestone flooring. A tasteful balance of traditional features including exposed beams and trusses with a quality contemporary twist, integrated audio and visual systems.





Cranage Manor House has been carefully and sympathetically refurbished and remodelled in a tasteful balance of traditional and contemporary design. Great care has been taken to retain the original charm and character with exposed beams, 'A' frames and trusses which is particularly apparent in the centre of the house with impressive two storey galleried landing open to the principal drawing room with brushed steel hand rail and glass balustrades. The bathroom and cloakroom fittings have a tasteful balance of contemporary and traditional fittings with high quality limestone and porcelain tiling. There is a comprehensive heating system with traditional style cast iron radiators.

The residence enjoys a delightful rural location with wonderful open views across the surrounding countryside and hills beyond. The centres of Knutsford, Alderley Edge and Wilmslow are within 10-15 minutes drive offering a good range of shopping, educational and recreational facilities with stylish boutiques and fine restaurants. The area is renowned for its excellent local and private schooling. The motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.

DIRECTIONS

From Knutsford centre proceed out of the town on the main A50 and after approximately 6 miles after passing the sign to Cranage Hall/Byley on the right hand side and Cranage Village Hall, the private driveway of Cranage Manor House will be found on the left hand side. Proceed through the first set of electric gates following the drive round to the second set of gates into the private driveway of Cranage Manor House.





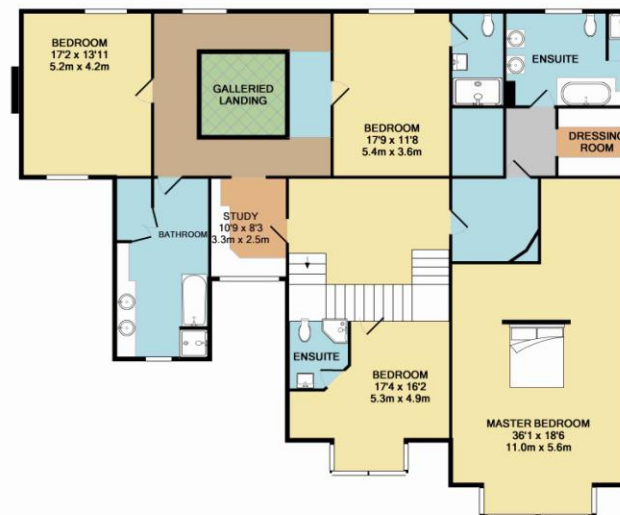
The property is approached through double electrically operated gates with a long sweeping driveway leading to the property providing excellent parking facilities. The secluded mature grounds which are to approximately 1 acre surround the property with sweeping lawns, mature trees, shrubs and hedging and enjoy wonderful open views across the adjoining countryside and hills beyond.



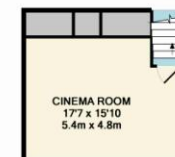
There is an large extension to the side of the property incorporating a fully tiled and heated swimming pool with Jacuzzi with full height doors leading to outside. The media room/cinema has integrated screen and projector. The substantial detached triple garage has external staircase to an upper room which is currently used as an office which could also provide a self contained suite, home office or further games room.



GROUND FLOOR
APPROX. FLOOR
AREA: 478 SQ. FT.
(43.9 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA: 307 SQ. FT.
(28.3 SQ. M.)



BASEMENT LEVEL
APPROX. FLOOR
AREA: 274 SQ. FT.
(25.3 SQ. M.)

TOTAL APPROX. FLOOR AREA: 8276 SQ. FT. (768.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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