



Elsterne, Toft Road | Knutsford | WA16 9EB

**Meller
Braggins**



Features

- Extended to over 5000 sqft
- Part completed development of 6 apartments
- Potential to be converted into a single residence
- Minutes walk from the town centre/train station
- Walking distance of excellent schools

A fantastic opportunity to acquire a handsome, imposing semi-detached Victorian property that has been extended to create over 5000sqft of accommodation. The property offers a wealth of opportunities for a developer wishing to finish the conversion

into six apartments for sale or rental, or an owner occupier looking to reinstate the property as a stunning single family residence. As a single residence there is the possibility of a home office or granny annex, gym or games room, subject to planning.

Situated in a walled private south westerly garden and within a 3 minute walk of Knutsford Station and 5 minutes walk to the town centre.



The property is set over four floor and has been part converted into 6 apartments. There is currently planning permission for 7 apartments, Cheshire East Planning application number 19/1409M and previously planning was granted for five apartments with a lift, planning application number 14/2081M. Please speak to Simon Middleton or Richard Greenham on 01565 656544 to discuss the planning permission in more detail. Knutsford is 14 miles (23 km) south-west of Manchester. Elsterne House is situated on the A50 between Glebelands Road and Grove Park. The old market town of Knutsford is popular with commuters into Manchester (30 mins on train), Chester and London (21/2 hours to Euston via Stockport). The M6 and M56 motorways are a short drive away and Manchester International Airport is within a twenty minute drive.

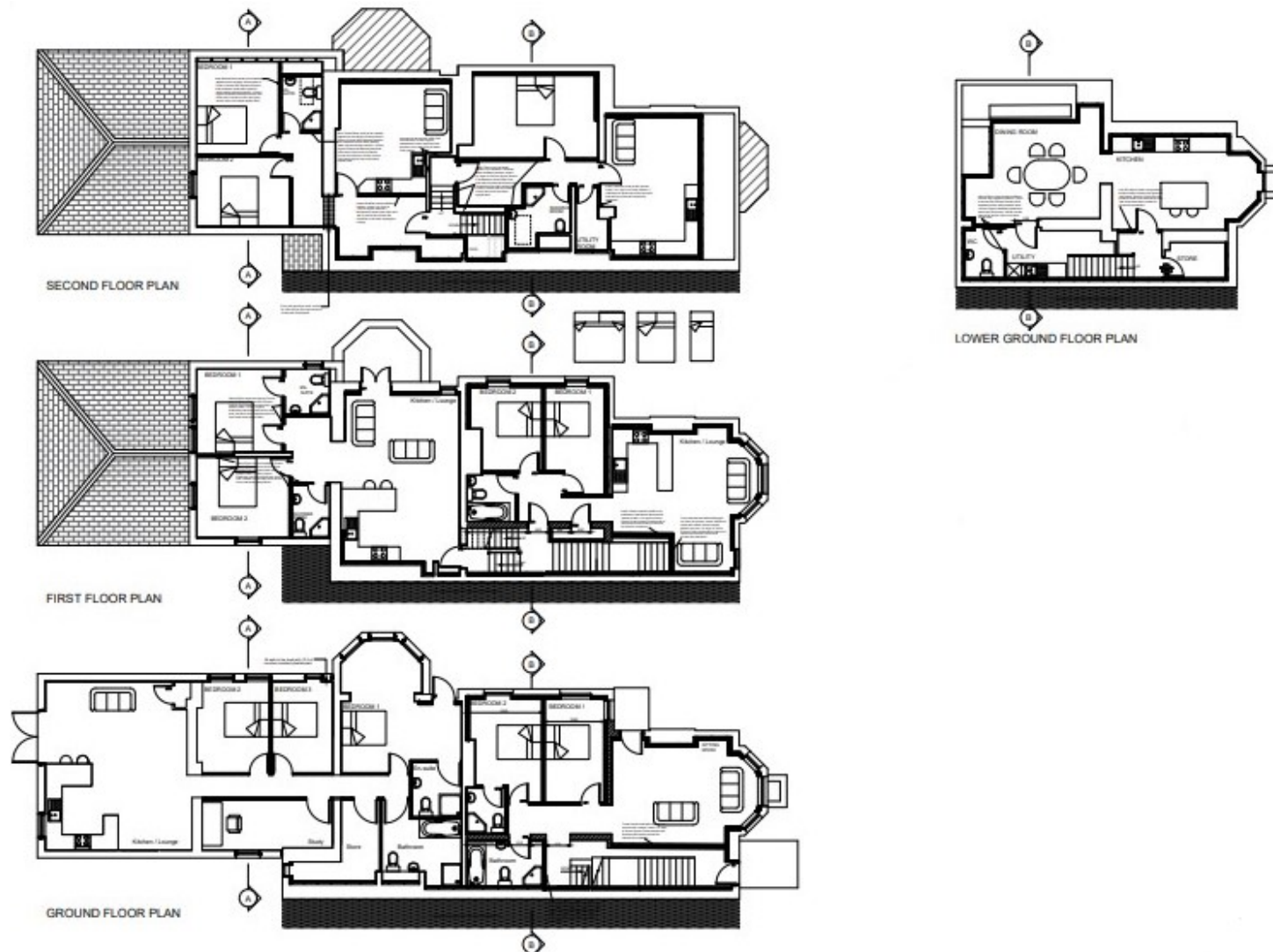
Waitrose, Booths, Aldi and Sainsburys are all in the town. Knutsford is a very popular destination for entertainment and dining with numerous famous restaurants and coffee shops. Also the monthly Makers Market is a huge draw as is the Alfresco Dining on the bottom street at weekends. For the outdoor enthusiast, Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep with its Regency mansion, glorious gardens, traditional farm and medieval old hall. The town centre offers Leisure Centre facilities, numerous private sporting clubs and notable golf courses. Manor Park School and Nursery rated "good" by Ofsted, St Vincent's Catholic Primary School and Knutsford academy for Secondary School children are all close by.





FLOOR LAYOUT

Not to Scale - For Identification Purposed Only



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