

17 The Stables, Tabley Hall Tabley, Knutsford, WA16 0HA



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 **The Property
Ombudsman**

A superb Grade II listed Georgian mews house with wonderful lakeside views, located on an exceptional rural courtyard development within the grounds of the Tabley House Estate.

The Stables development was created by Roland Bardsley Homes in 1996, from a former Grade II listed stable block serving the magnificent mansion. It is situated in a quiet and rural, yet very convenient location within a mile and a half of Knutsford town. Within parkland of particular beauty, the development provides a unique and tranquil setting in peaceful and secure surroundings, which includes shared ownership of around 25 acres, comprising parkland and woodland incorporating private walks. Within a short walk is a delightful original walled garden which provides picnic and recreational facilities for the residents and there is also a full sized all weather tennis court and two brick barbecues. The maintenance of the whole scheme is taken care of by a management company appointed by the residents of The Stables, a small charge for which is levied to each owner on a monthly basis. The Grade I listed main hall is a fine example of a significant and historic country house and is a building of particular architectural importance. It lies adjacent to a delightful private church of medieval origin, which is still used to this day.

Number 17 is the former show home, being situated on the prime side of the development that enjoys lovely views over its own gardens towards the folly and lake. It has been extensively refurbished over recent years by the owners and is presented very well throughout. Improvements include a refitted kitchen, updated bathrooms, and tasteful re-decoration throughout.

Knutsford is well known for its quality houses, particularly within the Legh Road conservation area, which is famed for its Italianate style architecture, designed and constructed at the turn of the last century by Richard Harding Watt. There are many examples of this style throughout Knutsford which is extremely pretty with narrow part-cobbled streets. It offers a range of day to day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International Airport and to the west, Chester and North Wales.

DIRECTIONS: From Knutsford follow the Northwich Road towards the A556. After passing over the M6, the entrance to Tabley House can be found on the left hand side after about a third of a mile. Follow the driveway towards the main hall following signs for the stables. No 17 can be accessed from the courtyard.

ENTRANCE HALL Double doors to lounge, stairs to first floor. Storage cupboard, tiled floor with underfloor heating.

DOWNSTAIRS W.C. Close coupled WC, wall mounted wash hand basin, under stairs storage cupboard, tiled floor with underfloor heating.

LOUNGE/DINING ROOM Lovely views towards the lake and folly. Built-in media cabinet. Door to garden.

KITCHEN/BREAKFAST ROOM Refitted with a range of hand painted cabinets quartz work surfaces over incorporating Belfast sink with mixer tap. Free standing Aga range with concealed extractor over, integrated appliances including a fridge freezer, separate refrigerator, microwave oven and dishwasher. Tiled floor throughout with underfloor heating.

FIRST FLOOR LANDING Double doors opening onto a Juliette balcony, access via hatch to roof void, airing cupboard housing boiler.

BEDROOM ONE Lovely views towards the lake. Extensive range of built-in wardrobes providing shelf, hanging and storage space, door to: **EN-SUITE BATHROOM** Suite comprising panelled bath, pedestal wash hand basin, close coupled WC, fully tiled corner shower cubicle with wall mounted thermostatic shower, chrome ladder towel radiator, part tiled walls and tiled floor.

BEDROOM TWO Lovely views towards the lake and folly.

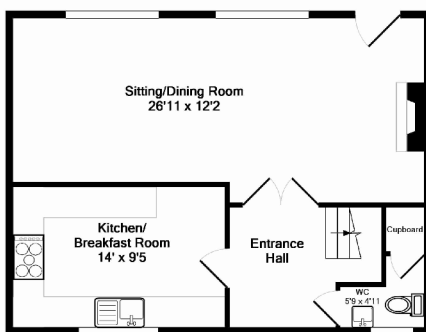
BEDROOM THREE Lovely views towards the lake and folly.

FAMILY BATHROOM Suite comprising bath with panel, close coupled WC and contemporary style wall hung wash hand basin with storage drawers below and matching wall cabinet. Mirror fronted medicine cabinet with lighting.

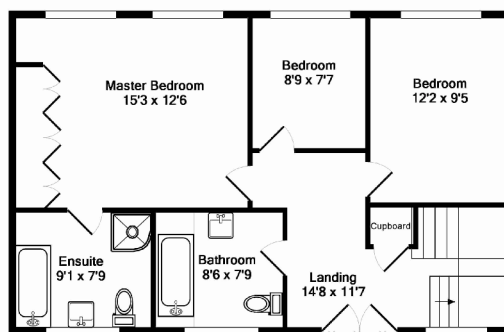
PRIVATE GARDEN

There is a private garden with lawn and shrub borders enclosed by railings and a gate, which leads to the communal garden and beyond to the folly and lake. Access is easy from the garden to the remainder of the grounds, tennis court and barbecue area.

GARAGE IN BLOCK AND ALLOCATED PARKING



Ground Floor
Approx. Floor
Area 50.8 Sq.M.
(546 Sq.Ft.)



1st Floor
Approx. Floor
Area 60.8 Sq.M.
(654 Sq.Ft.)

Total Approx. Floor Area 111.5 Sq.M. (1201 Sq.Ft.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient (super-saving costs)	A		
201-189	B		
180-169	C		
151-140	D		
121-100	E		
81-65	F	67	74
55-48	G		
0-54			
Very energy inefficient (higher running costs)			
EU Directive 2002/91/EC		England & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly (lower CO ₂ emissions)	A		
102-90	B		
81-69	C		
50-40	D		
29-20	E		
15-10	F	63	70
0-10	G		
Very environmentally unfriendly (higher CO ₂ emissions)			
EU Directive 2002/91/EC		England & Wales	

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