



Lovat House | Lovat Drive, Knutsford





Lovat House



An incredibly impressive, and beautifully finished modern house, in all nearly 9,000 sq ft (excluding garage), situated in a fantastic, very private 2/3 acre plot in the middle of the Legh Road Conservation Area



The Legh Road Conservation Area is the town's most sought-after district, home to some of the most impressive and prestigious houses for miles around. Forming a leafy triangle within easy walking distance of the town centre, houses here are private, screened and landscaped, and Lovat House is situated in a wonderful private position at the far end of a small cul-de-sac of just six homes in a favoured corner position within lovely landscaped gardens of around two thirds of an acre.

The gardens and grounds are immaculate, a remote gated entrance gives way to a large, gravelled driveway and the lawns and terraces surround the house, to include a substantial Indian stone patio, landscaped lawns with a fountain and a large rear garden which has been turned to artificial grass for maintenance and housekeeping. There is a children's barked play area and a detached triple oak framed garage to the front of the house.

Constructed around 2009 and with a fantastic layout for the family, the house has been beautifully maintained by the current owners and is presented immaculately throughout. The quality of finish is first class and the layout over four floors works incredibly well as it divides accommodation into leisure and games areas on the lower level, main reception and entertaining spaces on the ground floor including a ground floor swimming pool with access to the external terrace, and all en-suite bedrooms set out over two upper floors.





An impressive galleried reception hall with full height stone mullioned window overlooks the front and a stunning oak staircase gives access to the ground and first floors. A parquet floor runs throughout the majority of the ground floor areas excluding the kitchen/breakfast/family room. Reception rooms include a large drawing room with semi-circular stone mullioned bay overlooking the front and an impressive fireplace, front facing study, substantial dining room with French doors, also open to the kitchen dining living space, and a snug/garden room which lies off the lounge leading through to the indoor swimming pool complex. The pool has a natural stone surround, bi-fold doors overlooking and leading out to the terrace, a changing room with shower room and a steam room. A retractable cover is a useful addition for safety and cleanliness.

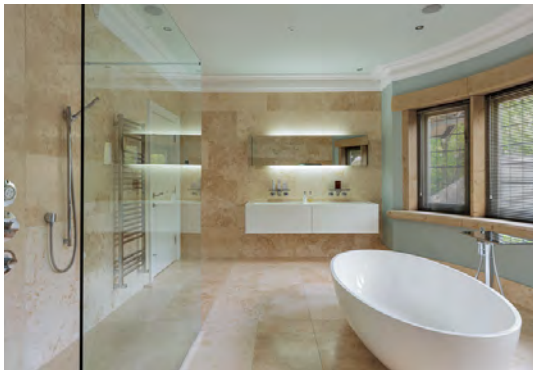
The heart of the house is a huge open-plan kitchen dining living room with a triple aspect including windows to three sides and French doors leading out to the terrace behind. The kitchen has been fitted with cream hand painted style cabinets with solid walnut feature cabinets which provide fantastic working spaces and includes a large breakfast bar with a range of integrated appliances. There is ample space for a good-sized sitting/family area overlooking the garden. Off the kitchen is another WC and a useful walk-through prep area/pantry with sink, pantry cupboards and a rear boot room with a back door to the main driveway.

The lower ground floor is a superb space providing excellent additional leisure opportunities. A dark wooden floor runs throughout the space which includes a substantial lower hallway with wine cellar and utility store off. The main room is a fantastic party room with bi-fold doors to a lower terrace with water feature, a coffered ceiling and fully fitted bar with fridge, dishwasher and built-in mirror fronted cabinets. A WC leads off.

The bespoke cinema is a fantastic feature with suede lined padded walls and a tiered seating system. This wonderful bespoke space feels like a genuine movie theatre, completely private, quiet, and tucked away from the rest of the house.

The gymnasium has mirrored walls, external access to a lower terrace and an en suite shower room.

On the first floor there are five bedrooms – the main suite is a vast space with huge bedroom including a walk-out terrace, dressing room and en suite bathroom. The remaining four bedrooms all have en suites and provide ample space for a large family and guest accommodation. Bedroom six is on the upper floor and has an its own dressing room and en-suite.





TOTAL FLOOR AREA : 8857 sq.ft. (822.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

Made with Metropix ©2023

Lovat House

Lovat Drive, Knutsford,
Cheshire. WA16 8NS

Price : £4,500,000

Tenure : Freehold

Local Authority : Cheshire East

EPC : B (81)



IMPORTANT NOTICE: Stuart Rushton & Company, their solicitors and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars, these particulars to not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Stuart Rushton & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

enquiries@srushton.co.uk | www.srushton.co.uk



35 King Street Knutsford Cheshire WA16 6DW
enquiries@srushton.co.uk

01565 757000