









# St. James's Court, 48a King Street

Knutsford

A spacious and unique detached house in the middle of old town Knutsford, boasting 2347 square feet over two floors, with a lovely aspect over the surrounding pretty conservation area and offering great scope for a buyer seeking for a rare detached town centre house.

Council Tax band: F

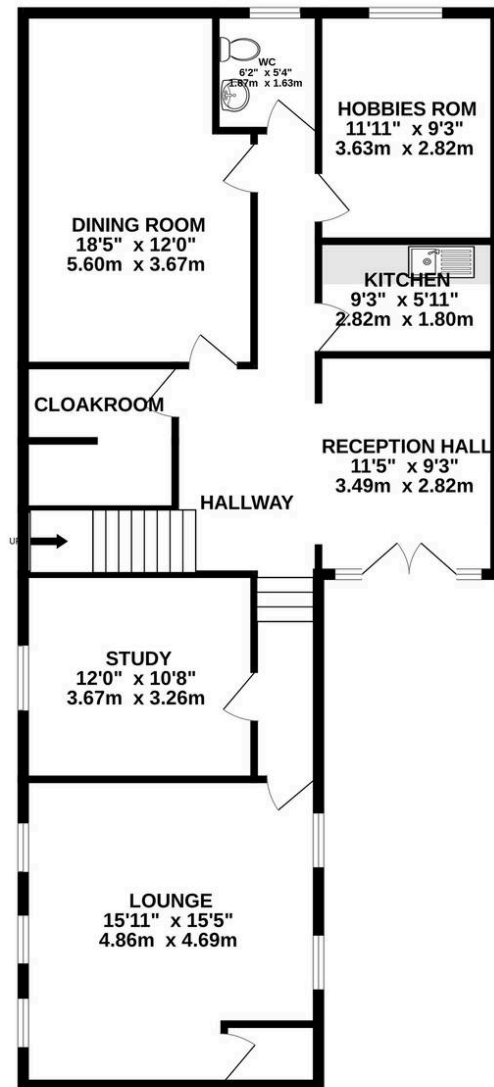
Tenure: Freehold

EPC Energy Efficiency Rating: D

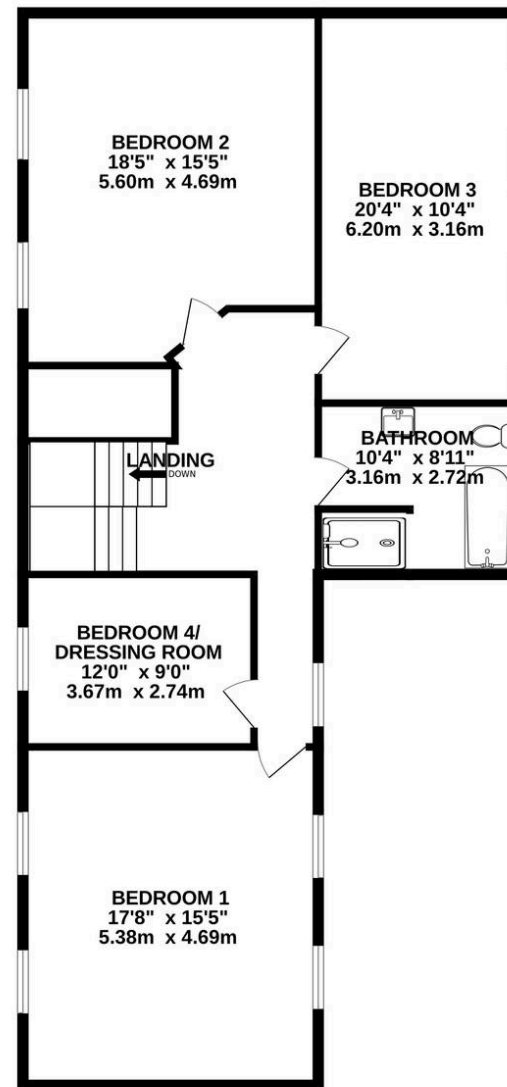
- Rare detached house in the heart of Knutsford's Old Town
- 2,347 sq. ft of versatile living space over two floors
- Unique heritage – formerly Lady Cranford's art and music school
- Private parking, pedestrian access to King Street
- Option to acquire a rear courtyard garden by separate negotiation
- Lovely views of St John's Church, Tatton Park and The Moor
- Large flat roof with potential for alternative uses (subject to permissions)



GROUND FLOOR  
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR  
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA: 2347 sq.ft. (218.0 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 ©2025





## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

[www.srushton.co.uk](http://www.srushton.co.uk)



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.