



Allostock
Hulme Hall Lane


IRLAMS
of Knutsford



The Property

This immaculately presented four bedroom, two bathroom detached, bespoke property, built in 2018, has been meticulously designed by the current owners to offer contemporary living accommodation blended with traditional architecture. Particular mention must be made of the stunning, open plan, living dining kitchen with fitted appliances, stone worktops and bi fold doors to the garden, the master bedroom suite with en-suite shower room and fitted wardrobes as well as the beautifully appointed family bathroom and the large triple aspect living room with feature log burner and French doors to the garden.

Located in an ever popular position on the edge with village views over adjoining countryside, a short drive to local towns and amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a long, sweeping driveway leading to large parking and turning area, offering more than ample parking, leading to the front entrance and detached double garage. The gardens are a lovely feature of the property, being generous in proportions with an open, private aspect. Laid to lawn in the main with large feature pond and a range of borders, all fully enclosed by mature hedging and trees. Large flagged patio area off the main reception rooms provides a lovely setting for alfresco dining and enjoying the views over adjoining countryside. Past the property is a detached workshop and newly erected set of timber stables with an Oak frame, offering fantastic opportunity for equestrian purposes and making use of the adjoining paddock. Total land area extend to 3.7 acres.

Directions

From Knutsford take the A50 south towards Holmes Chapel. Continue for approximately 1 3/4 miles and turn right onto the B5081 (signposted Middlewich and Lower Peover). Follow this road, through the village of Lower Peover for approx. 3 miles turning right into Hulme Hall Lane where the driveway will be found on your right hand side.

SUMMARY OF ACCOMMODATION

- An immaculately presented bespoke detached property built in 2018
- Stunning, substantial living accommodation
- Superb open plan living dining kitchen with high quality integrated appliances & separate utility room
- Four generous bedrooms & two bathrooms (one en-suite)
- Private formal gardens with patios, feature pond and lawned areas, ideal for alfresco dining and entertaining.
- Long sweeping driveway providing more than ample off road parking, detached double garage, stables & range of outbuildings
- Paddock land extending to approx. 3.7 acres





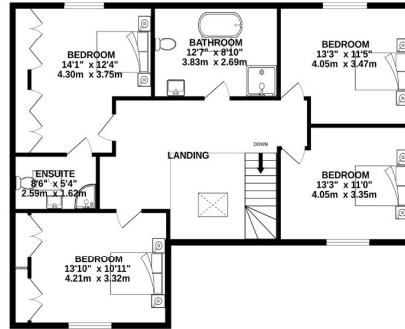


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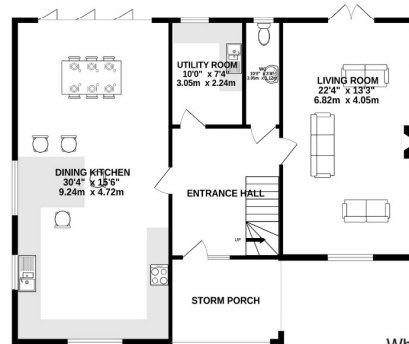


Asking Price – £1,100,000
Postcode – WA16 9JL
EPC Rating - B
Tenure – Freehold
Local Authority - Cheshire West
Council Tax – Band TBC

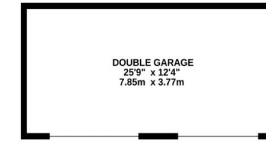
1ST FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



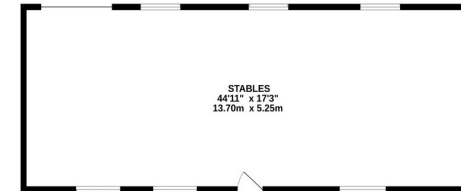
GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



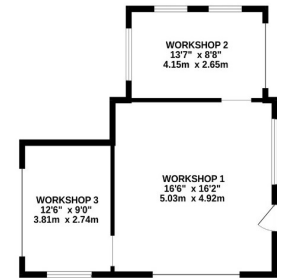
GARAGING
318 sq.ft. (29.6 sq.m.) approx.



STABLES
773 sq.ft. (71.8 sq.m.) approx.



WORKSHOP
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 3700 sq.ft. (343.8 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.

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