



Lower Peover
Hulme Lane



Lower Peover, WA16 9QH

Hulme Lane

£995,000



The Property

This charming, detached, period, former farmhouse has been sympathetically maintained over the years by the current family however now offers a fantastic opportunity to refurbish or remodel with huge scope for extension and development (subject to relevant permissions). The property itself boasts generous room proportions throughout, offering great flexibility and potential. Particular mention must be made of the large dining kitchen, open plan to the conservatory, the multiple reception rooms with original features as well as the downstairs shower room and integral double garage.

Located in a super position on the edge of the village with far reaching views over adjoining countryside, close to all local amenities and close proximity to Knutsford town centre whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through iron gate over a sweeping driveway with walled front garden leading to the hardstanding turning and parking area.

The gardens and grounds are a lovely feature of the property, extending to 1.3 acres with fabulous views over adjoining countryside. Laid to lawn in the main with a range of well stocked borders, all fully enclosed by timber fencing, mature hedging and trees. Decked patio area, accessed through the conservatory, provides ideal opportunity for alfresco dining and enjoying the lovely aspect. A range of brick-built outbuildings incorporating store, workshop and stable are found to one side of the plot, offering fantastic scope for detached annex, hobbies or other similar pursuits (subject to relevant permissions).

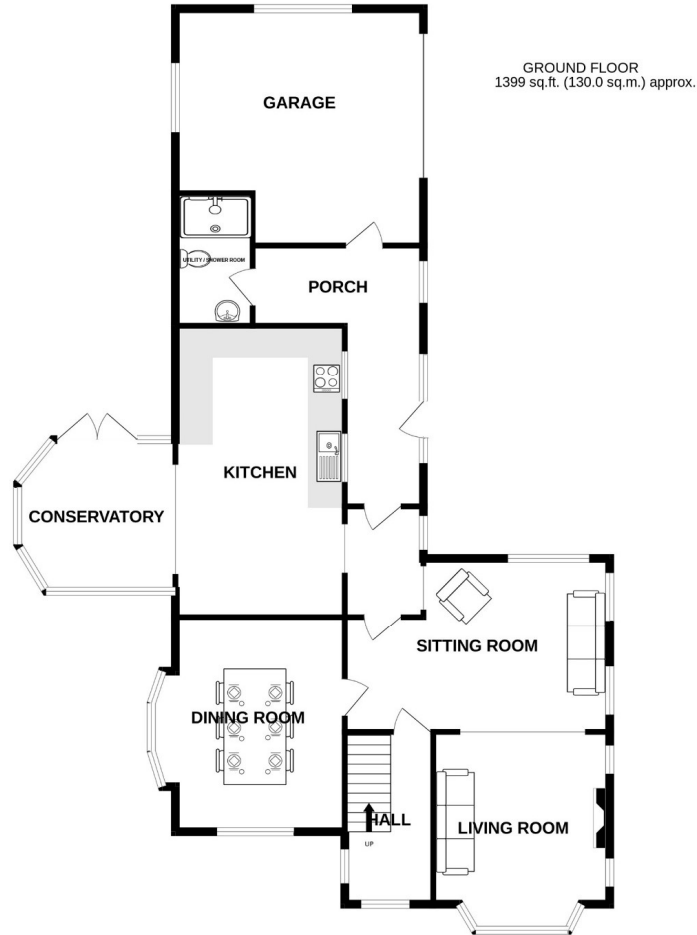
Directions

From Knutsford Town Centre proceed along Toft Road (A50). Turn right onto Middlewich Road (B5081) for approximately 2 miles. After passing The Crown Inn public house turn right onto Hulme Lane where the entrance to the property will soon be seen on your left.

- A charming, substantial detached former farmhouse situated in a large plot within Lower Peover
- Spacious & flexible living accommodation
- Four bedrooms
- Three bathrooms
- Superb gardens surrounding the property overlooking open countryside
- Driveway providing ample off road parking & double garage
- Range of brick outbuildings

Postcode – WA16 9QH
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band G

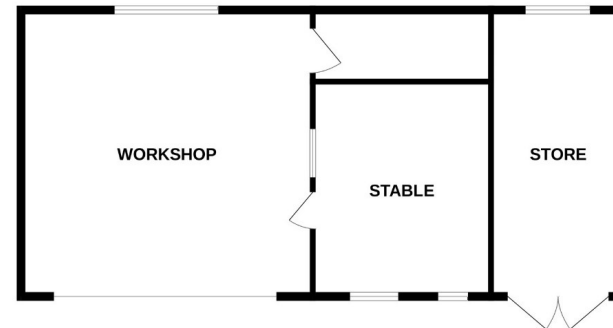




1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



EXTERNALLY
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 2958 sq.ft. (274.8 sq.m.) approx.

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