



Over Peover
Stocks Lane



Over Peover, WA16 8TN

Stocks Lane

£650,000



The Property

This well presented, three bedroom character cottage, offered for sale for the first time in 50 years, has been sympathetically maintained over the years by the current family and is now in a need of a general scheme of refurbishment, offering fantastic scope for extension and redevelopment (subject to relevant permissions). Particular mention must be made of the fantastic plot the property sits within, extending to nearly half an acre with a south facing, private aspect to the rear and stunning views over adjoining farmland to the frontage.

Located in a sought after position in the heart of the village, close to The Dog public house and many countryside walks, a short drive to local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a tarmac driveway, providing ample off road parking, leading to the detached garage and rear entrance, flanked by mature hedging and feature planting.

The gardens are a fantastic feature of the property, being generous in proportions with a private, southerly outlook. Laid to lawn in the main with a range of well stocked borders surrounding containing a wealth of plants and foliage, all fully enclosed by mature hedging and trees. Flagged patio area sweeps around the rear of the property, adjoining the detached garage, coal store and potting shed, providing ideal opportunity for alfresco dining and enjoying the beautiful aspect.

Directions

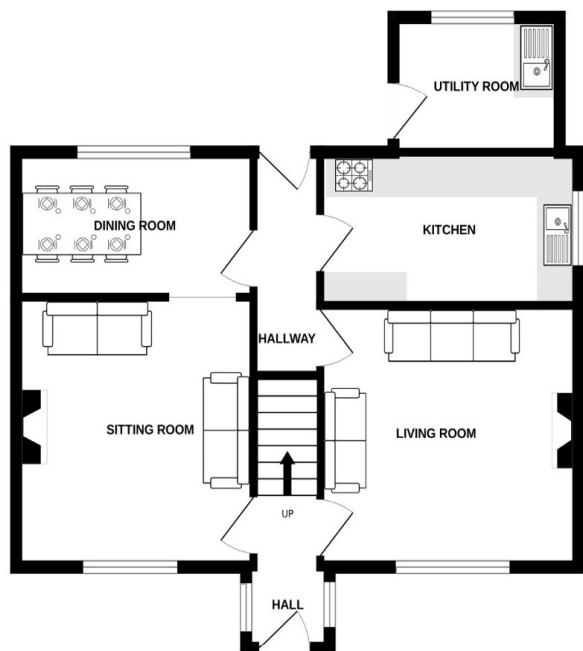
From Knutsford Town Centre travel along King Edward Road (A50) continue through the traffic lights onto Toft Road (A50) which continues onto Holmes Chapel Road, follow this road for approximately 2.5 miles and then turn left onto Stocks Lane at The Whipping Stocks public house. Continue down Stocks Lane where the property will soon be seen.

- A well-presented detached character cottage
- Fantastic scope to refurbish, remodel and/or extend
- Spacious & flexible living accommodation
- Three bedrooms
- Large bathroom
- Stunning gardens surrounding the property with open countryside views
- Driveway providing off road parking
- Detached brick garage

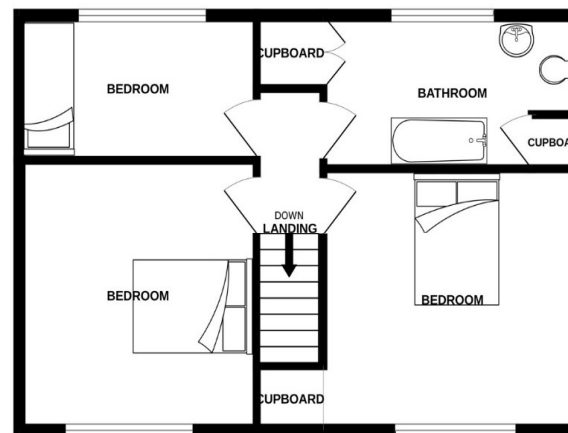
Postcode – WA16 8TN
EPC Rating – F
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band G



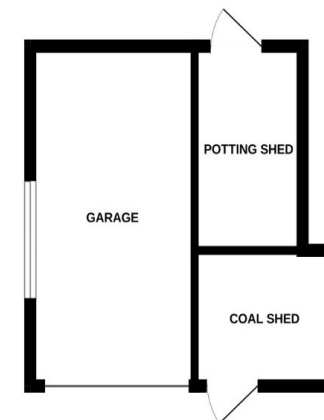
GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.2 sq.m.) approx.



EXTERNALLY
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.

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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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