



Lower Peover  
Hulme Lane





### The Property

This lovely five-bedroom detached family home has been well maintained and improved over the years by the current owners to now provide light, spacious and flexible living accommodation over two floors. Particular mention must be made of the large living dining room with doors out to the private garden with stunning far reaching views over adjoining countryside, the generous bedroom and reception proportions throughout as well as the potential to further develop the outbuildings (subject to relevant permissions).

Located in a lovely semi-rural position in the heart of Lower Peover, this property is within close proximity to Holmes Chapel, Cranage and Knutsford town whilst also being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a long gated driveway, providing more than ample off-road parking for multiple vehicles, leading to the front entrance, integral garage and outbuildings.

The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect. Laid to lawn in the main with a wide range of well stocked borders containing a wealth of different plants and foliage, all fully enclosed by mature trees and hedging. There is a hardstanding area to the side of the property. A stone patio area accessed from both the living dining room and utility room offers great opportunity for alfresco dining and enjoying the private aspect.

### 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 gated driveway entrance to the property will soon be seen on your left.

**Lower Peover, WA16 9QH**  
**Hulme Lane**  
**£775,000**





- A beautifully presented detached property
- Very spacious & flexible living accommodation
- Five generous bedrooms
- Three bathrooms (two en-suite)
- Private garden overlooking open countryside
- Gated driveway providing more than ample off road parking
- Garage
- Large detached brick outbuilding

**Postcode** – WA16 9QH

**EPC Rating** – B

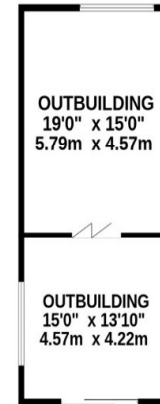
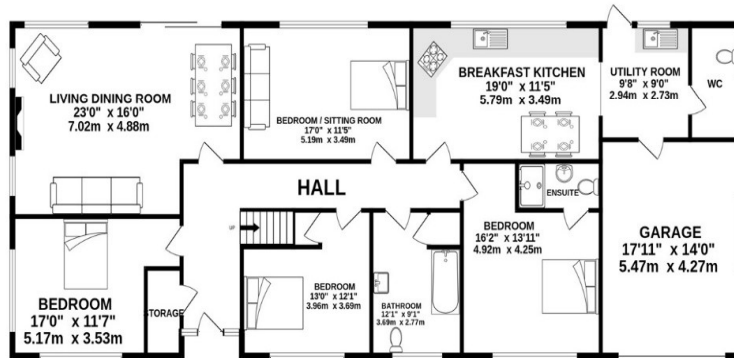
**Tenure** – Freehold

**Local Authority** – Cheshire West & Chester

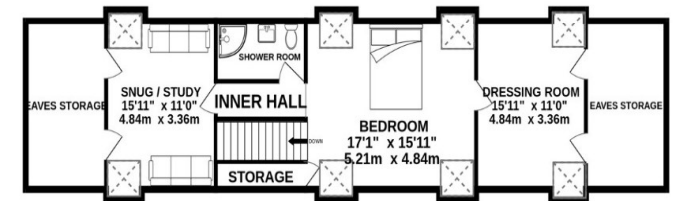
**Council Tax** – Band F



GROUND FLOOR  
2493 sq.ft. (231.6 sq.m.) approx.



1ST FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 3423 sq.ft. (318.0 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.

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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

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

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