



Lach Dennis
Holmes Chapel Road

Lach Dennis, CW9 7SZ

Holmes Chapel Road

£945,000



The Property

This well presented, substantial Victorian detached farmhouse has been sympathetically maintained and updated over the years to now provide light, spacious and flexible living accommodation with many original features of the period. Particular mention must be made of the range of well-proportioned reception rooms with original fireplaces, exposed beams and large hardwood windows, the master bedroom suite with ensuite shower room and second private staircase as well as the farmhouse style breakfast kitchen and the addition of the orangery across the courtyard to the detached garage and store.

Located in a lovely semi-rural position on the edge of Lach Dennis village, a short drive to local amenities and on the doorstep of many countryside walks whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a long, sweeping gravel driveway, providing more than ample parking, leading around the rear of the

property to a well-stocked courtyard style back garden with detached double garage and orangery. The front gardens are a lovely feature of the property, being generous in proportions with a private aspect. Laid to lawn in the main with deep borders and a range of fruit trees, all fully enclosed by mature hedging and trees. Flagged patio area to the side of the property with feature pond and a range of planting as well as the flagged courtyard provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

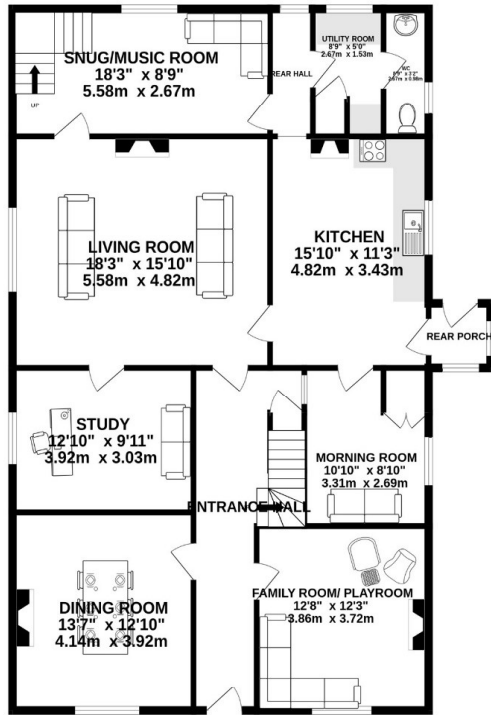
From Knutsford Town Centre proceed along A50 Toft Road for 1.5 miles. Turn right onto Middlewich Road (B5081) for approx 4 miles through Lower Peover village. Turn right onto Holmes Chapel Road (B5082) where the private driveway to the property will soon be seen on your left.

- A well-presented detached farmhouse with original period features
- Spacious & flexible living accommodation
- Four generous bedrooms
- Two bathrooms
- Stunning gardens surrounding the property including extensive lawn, patio & courtyard areas
- Private driveway providing more than ample off road parking
- Detached double garage with loft room over & Orangery/Summerhouse

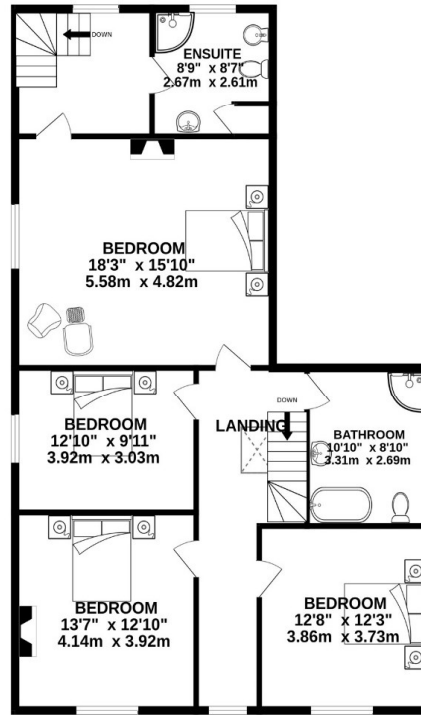
Postcode – CW9 7SZ
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band G



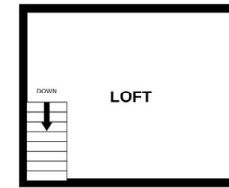
GROUND FLOOR
1424 sq.ft. (332.3 sq.m.) approx.



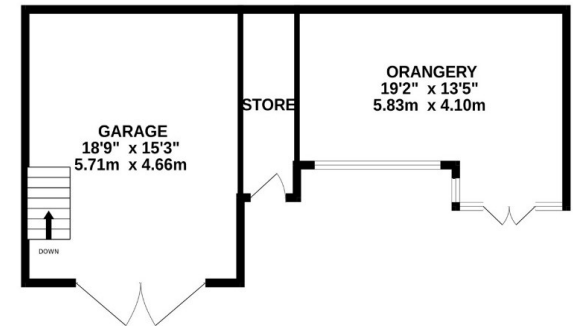
1ST FLOOR
1136 sq.ft. (105.6 sq.m.) approx.



GARAGE LOFT
183 sq.ft. (17.0 sq.m.) approx.



GARAGE
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 3307 sq.ft. (307.2 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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