



Over Peover
Wellbank Lane



The Property

This beautiful four-bedroom detached property has been sympathetically maintained and improved over the years by the current owners, offering light, spacious and flexible living accommodation within the charming village of Over Peover. The property offers numerous reception rooms over the ground floor with a large dining kitchen and the benefit of conservatory overlooking the rear gardens. To the first floor are four good sized bedrooms augmented by two stylish bathrooms. There is potential to extend the property due to the size, nature and aspect of the plot (subject to relevant permissions)

Located in a most sought-after position in the heart of Over Peover village, on the doorstep of many country walks and a stone's throw from The Dog public house, a short drive to the cosmopolitan towns of Knutsford, Alderley Edge and Wilmslow whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through five bar timber gate over a sweeping gravel driveway, providing ample off-road parking, leading to the front entrance and around the property to the formal gardens. To the rear is a large patio area off the conservatory, ideal for alfresco dining and enjoying the views over the gardens. The garden is laid to lawn in the main, enclosed by mature trees and hedging with a wide variety of plants and foliage. There is also a fenced feature pond, further enhancing the semi-rural feel of the property.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) through the traffic lights passing the railway station. Leave the town passing through Toft. Turn left onto Stocks Lane, adjacent to The Whipping Stocks public house. Continue along Stocks Lane which eventually turns into Wellbank Lane whereby the property can be found on the left hand side before reaching the The Dog Inn.

SUMMARY OF ACCOMMODATION

- A beautiful, detached family property situated in the most sought after location within the charming village of Over Peover
- Substantial reception rooms and flexible living accommodation
- Open plan dining kitchen with integrated appliances
- Four generous bedrooms & two bathrooms
- Superb, private gardens with lawns, pond and patio areas, ideal for entertaining/alfresco dining
- Gated driveway providing ample off road parking
- Potential to extend, subject to relevant planning permission





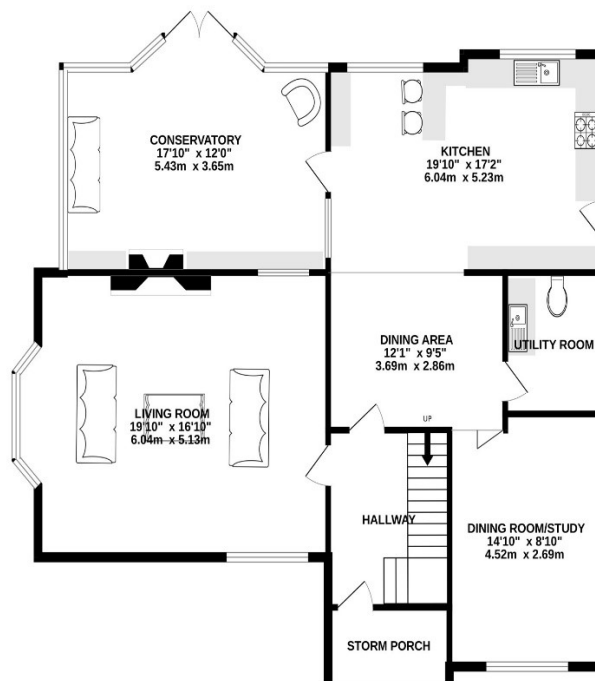


103 King Street, Knutsford,
Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk

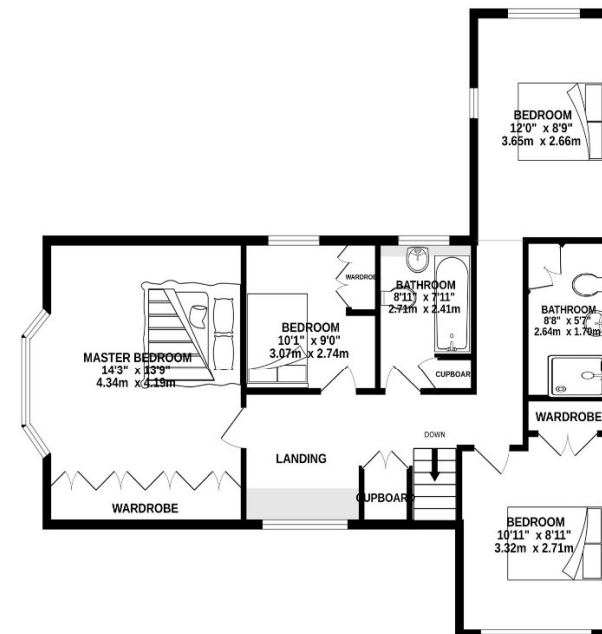


Asking Price – £1,100,000
Postcode – WA16 8UP
EPC Rating - D
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band G

GROUND FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 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.

Made with Metropix ©2024

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.