



TO LET

Chelford Road, Twemlow Green





Hiverley Cottage

Chelford Road, £4,000 pcm

Additional Equestrian Space (£1,000.00 PCM extra)



The Property

Nestled in the idyllic Cheshire hamlet of Twemlow Green, lies a picturesque family home offering generous and versatile space for family life. It is finished and presented to a high standard throughout. Situated within 5 miles of Holmes Chapel, Goostrey train station only half a mile away and easy access to Knutsford and the M6, the stress is taken out of daily travels as you enjoy a rural country commute in the main.

The house itself is immaculately presented throughout, primarily boasting a large and modern open plan Kitchen/Dining area to a high-specification with bespoke cabinetry and granite worktops alongside a flow of three further reception spaces to the ground floor for entertaining. To the second floor, there are 4 well-appointed bedrooms, 3 bathrooms and an additional generous Master Suite with Ensuite, Dressing Room and Balcony. Particular mention must be made that Hiverley Cottage does benefit from a Full Equestrian offering in addition to the main house and the

substantial grounds in which it sits. The equestrian facilities include but are not limited to: Stables, 2.5 Acre Paddock, Menage and space for a horse walker; this unique opportunity can all be let alongside the main house at an additional cost. An impressive arrival is accomplished via a gated tarmac driveway leading to the rear which provides ample parking for multiple vehicles. Privacy is instantly achieved thanks to a wealth of shrubs and trees to the front and enclosed gardens laid mainly to lawn at the rear with views over the Cheshire countryside offering a tranquil aesthetic. A decking area provides the perfect spot for alfresco dining and entertaining whilst capturing the afternoon and evening sun. Available June. EPC: E Council Tax Band: G.

Directions

From Knutsford Town Centre continue along Toft Road (A50) through Allstock for approx 6.5 miles. Take the left turn into Twemlow Lane for approx. 2 miles into Twemlow Green. Turn left onto A535 and left again into the driveway to the property.



- A beautifully presented detached family property
- Spacious & flexible living space
- High Spec Interior
- Five generous bedrooms
- Four bathrooms (two en-suite)
- Large private enclosed gardens with decking, lawn & country views
- Additional Equestrian Facilities Available
- Unfurnished
- Available June

Postcode – CW4 8BP

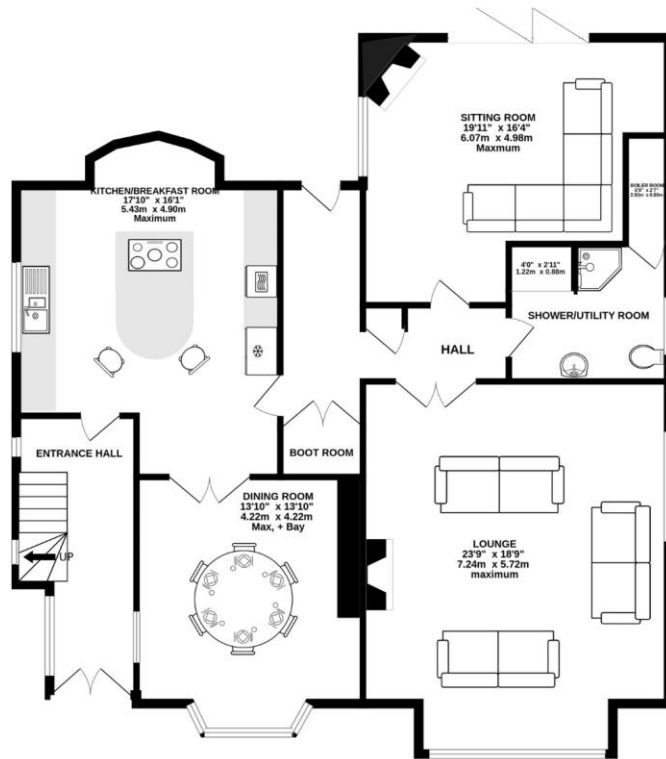
EPC Rating – E

Local Authority – Cheshire East

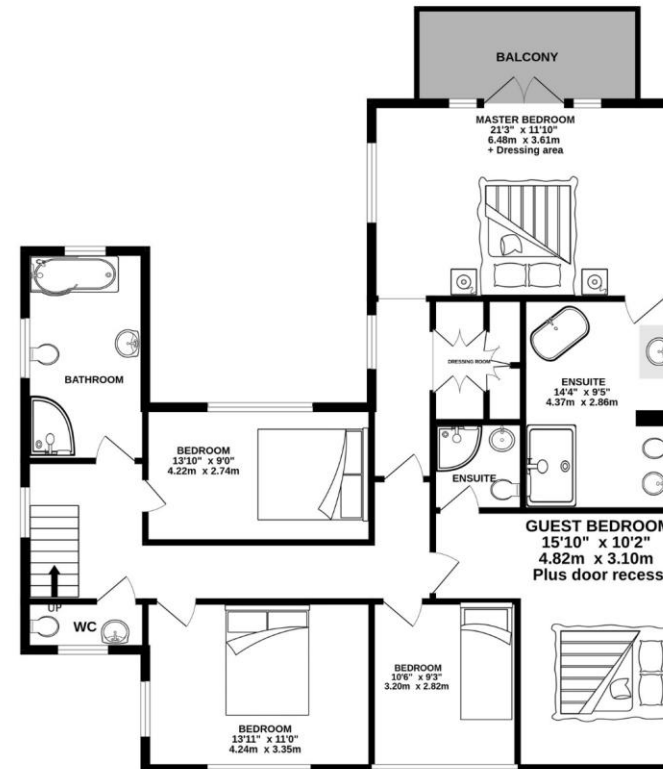
Council Tax – Band G



GROUND FLOOR
1457 sq.ft. (135.3 sq.m.) approx.



1ST FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA : 2698 sq.ft. (250.6 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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