



TO LET

No 1 Long Lane Cottages, Over Peover



Knutsford, WA16 8XD

£2,200.00 PCM



The Property

Nestled within the charming setting of Over Peover, this cozy country cottage offers generous and versatile space for family life, retaining period features with vaulted ceilings and original beams. The property itself comprise three reception rooms and kitchen to the ground floor along with three well appointed double bedrooms and family bathroom. The property can be offered furnished or unfurnished. Particular mention however must go to the charming setting in which the cottage lies, the property is set just a short drive from Knutsford. Approached over the drive of Long Lane, tranquillity is instantly achieved thanks to the views of the stunning Cheshire countryside, the driveway then opens onto a courtyard offering parking with the added addition of a Double garage. Separate to the Garage there are two other

ancillary buildings offering additional storage, a workshop (shared with a local business) and separate outdoor WC.

A flagged patio area to the rear of the property provides the perfect spot for al fresco dining and entertaining whilst taking in the stunning views of the Cheshire countryside that adorn Long Lane and offering the perfect spot for a family wishing to switch off and enjoy the refinery of life in Cheshire. This property unfortunately doesn't allow pets due to businesses operating from the neighbouring properties.

Directions

From the roundabout at Canute place in Knutsford, head East towards Princess Street, Turn right onto Princess Street and then right to stay on Princess Street, Turn left onto Toft road and continue for 3.8 Miles, take a sharp Left onto Long Lane after 0.4 miles turn right and continue down the lane for and continue for 0.2 miles and the property will appear at the end of the lane.

- Rural Setting
- Three Double Bedrooms
- Situated within acres of agricultural land
- Double Garage
- Outbuildings Available
- Three Reception Rooms
- Parking
- Furniture (Optional)
- Available Mid- July

Postcode – WA16 8XD

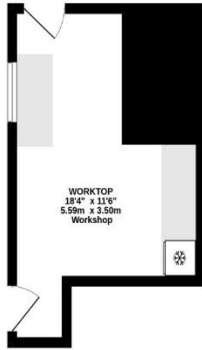
EPC Rating – E

Local Authority – Cheshire East

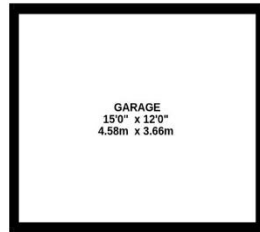
Council Tax – Band C



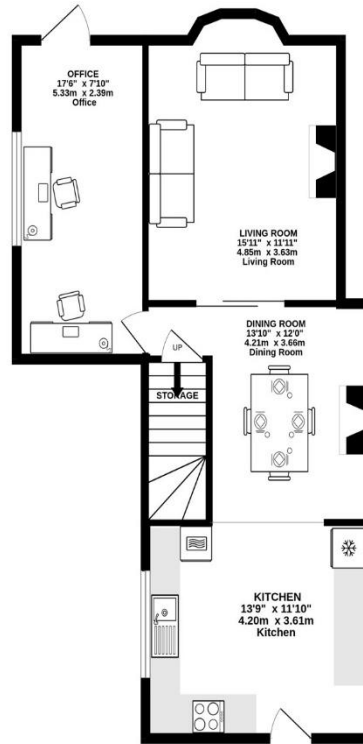
WORKSHOP
151 sq.ft. (14.0 sq.m.) approx.



GARAGE
180 sq.ft. (16.8 sq.m.) approx.



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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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