



Byley

The Grange, Drakelow Gorse Farm, Yatehouse Lane





The Property

This immaculately appointed and recently constructed five bedroom detached family home has been meticulously designed and finished to the highest of standards to provide fantastic open plan living accommodation combining traditional features with contemporary flair effortlessly. Particular mention must be made of the stunning open plan living dining kitchen with large island unit, stone worktops and part vaulted ceiling with full height windows allowing an abundance of natural light overlooking the stunning gardens, the beautiful master bedroom suite with separate dressing room and en-suite as well as the large living room with feature log burner, again with full height windows overlooking the formal, well established gardens.

Located in an ever-popular position on a quiet leafy lane with far reaching views over adjoining countryside whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through wrought iron gates over a gravel driveway, providing ample off-road parking, leading to the front entrance and detached double garage with feature planting, retained by mature hedging. The rear gardens are a true delight, being of generous proportions with a private, southerly aspect. Laid to lawn in the main with a range of well stocked borders surrounding containing a wealth of plants, specimen trees and foliage, fully enclosed by wrought iron fencing and laurel hedging. Indian stone patio area sweeps around the rear of the property, accessed off the kitchen and reception rooms. An outdoor kitchen complete with stainless steel Norfolk grill and drinks fridge which provides the perfect space for alfresco dining and enjoying the lovely aspect with family and friends. In addition to the rear garden space, there is a further paddock space, extending to circa 0.75 acres which is fully retained by timber fencing.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) and at the traffic lights by the rail station continue straight onto Toft Road which continues into Holmes Chapel Road (A50). Turn right onto Middlewich Road (B5081) and continue along this road. Upon reaching the crossroads and The Three Greyhounds public house on your right continue straight across in the direction of Byley. Turn right onto Drakelow Lane and left onto Yatehouse Lane and continue along this road until the private gated entrance to The Grange will soon be seen.

SUMMARY OF ACCOMMODATION

- An immaculately presented detached property situated in a lovely private semi-rural position overlooking open countryside
- Superb, substantial & flexible reception rooms and living space
- Spectacular open plan living dining kitchen with high quality integrated appliances & separate utility room
- Five generous bedrooms & four bathrooms (three en-suite, master also with dressing room)
- Stunning, private landscaped formal gardens with lawns and patio areas, ideal for entertaining/alfresco dining as well as an outdoor kitchen
- Gated private driveway & detached double garage
- 0.75 acre paddock & use of Tennis Court







103 King Street, Knutsford,
Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk



Asking Price – £1,225,000

Postcode – CW10 9NS

EPC Rating - D

Tenure – Freehold

Local Authority - Cheshire West & Chester

Council Tax – Band G



TOTAL FLOOR AREA : 3418sq.ft. (317.5 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 ©2025



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.