

FREEHOLD



House - Detached (EPC Rating: C)

12 HOLLYTREE DRIVE, LOWER PEOVER,
WA16 9QN

Price

£649,995

ACOBAS



5 Bedroom House - Detached located in Lower Peover

Welcome to this stunning property located on Hollytree Drive in the charming village of Lower Peover.

This fantastic 4 bedroom detached property has undergone recent refurbishment to offer a phenomenal main residency, only a short 10 minute drive from Knutsford Centre.

A double gated gravel driveway provides generous off road parking for all residents along with a substantial sized front lawned garden, surrounded by timber fencing to ensure privacy.

This delightful detached house boasts 4 spacious bedrooms and 3 modern bathrooms, offering ample space for a growing family or those who love to entertain guests.

With an additional bedroom in the Annex, adjacent to the main dwelling.

With a generous 1,656 sq ft of living space, this property provides a perfect blend of comfort and style.

The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. Another focal point being the open plan living dining room with the centralised island unit.

Followed by a set of French doors, flowing straight into the garden. An astro turfed region to the rear creates a very low maintenance outdoor space, separated by porcelain tiles and raised beds with feature planting.

General Overview

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All fully enclosed by rendered brick elevations and timber venetian fencing.

One key feature being the redevelopment of the annex to the side of the property.

Providing the capacity to host guests at any time with its en

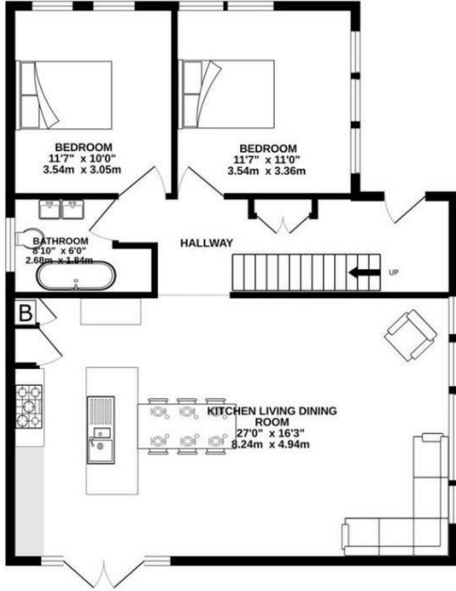
suite bathroom, as well as kitchen area.

This unique part of the property has allowed the vendor to operate a successful Air BnB business due to the close proximity to Tatton Park & Knutsford centre.

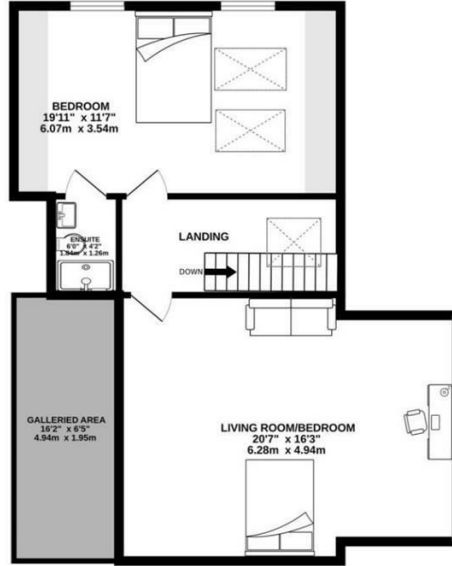


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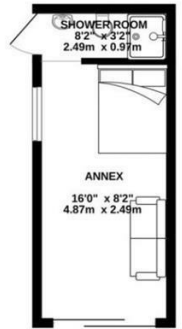
GROUND FLOOR
840 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.0 sq.m.) approx.



ANNEX
156 sq.ft. (14.5 sq.m.) approx.



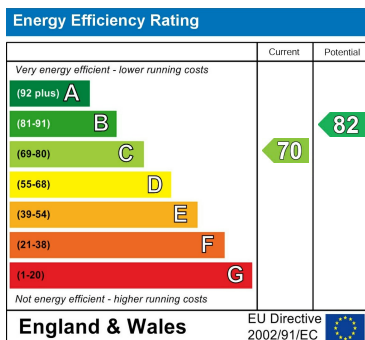
TOTAL FLOOR AREA : 1656 sq.ft. (153.9 sq.m.) approx.

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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Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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