



Pitt Farm
Lower Withington

Andrew J Nowell
& Company



Pitt Farm, Pitt Lane, Lower Withington, SK11 9ED

A charming extended Grade II Listed Farmhouse situated in superb gardens and grounds extending to over 4.5 acres.

- Characterful Features
- Outbuildings
- Over 4.5 Acres
- Idyllic Location

Believed to date back to the 17th Century Pitt Farm is a characterful farmhouse occupying an idyllic location in Lower Withington. Offering spacious and versatile accommodation throughout with a wealth of original character including the stone flagged roof, charming brick elevations and exposed beams and trusses inside.

On the ground floor is a spacious entrance hall with turning flight staircase, breakfast kitchen (with traditional units, stone flagged floor and Rayburn stove), dining room (with central fireplace), living room with sun room off, family room, study, boot room and downstairs WC.

To the first floor are five double bedrooms and two bathrooms (1 en-suite). The property has been immaculately looked after by the current owners and offers great potential for an incoming purchaser to add their own style to this country home.

Externally is where this property shines, with generous formal gardens and grounds extending to over 4.5 acres. There is a sweeping gravel driveway and carport offering ample parking. The formal gardens are mainly laid to lawn with large York stone patios and paths surrounding the house which enjoy the stunning views, there is a outside swimming pool with charming walled borders and an original well.







There are various outbuildings including the original Shippon which is currently utilised as garaging/Storage and a large Dutch barn. The remainder of the land is made up of a large paddock which would be ideal for equestrian use.

Situated in the charming and idyllic hamlet of Lower Withington within easy reach of the centres of Alderley Edge and Knutsford. Pitt Farm enjoys superb open views across the adjoining countryside.

To fully appreciate the charm and appeal of this property a viewing is highly recommended.

Important Information

Council Tax – G

EPC Rating – Exempt Grade II Listed

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank (the tank is likely not to meet the latest regulations)

Parking: Driveway & Carport

What 3 Words – [///apes.obvious.faster](http://apes.obvious.faster)

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available at the property.

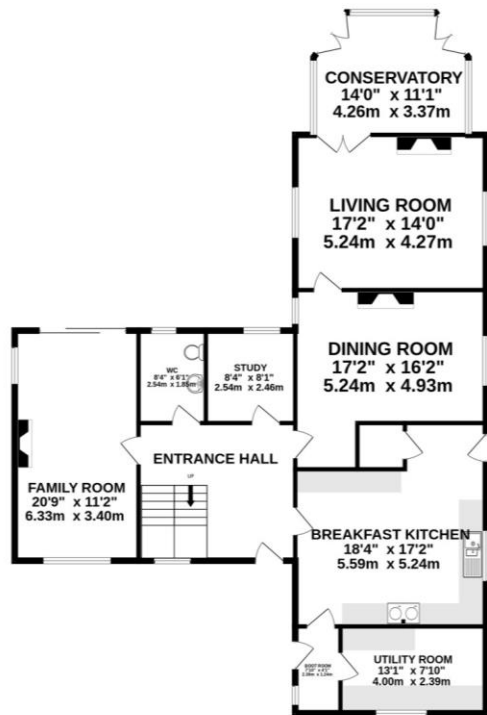
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) Limited coverage indoors.

* Information provided by GOV.UK

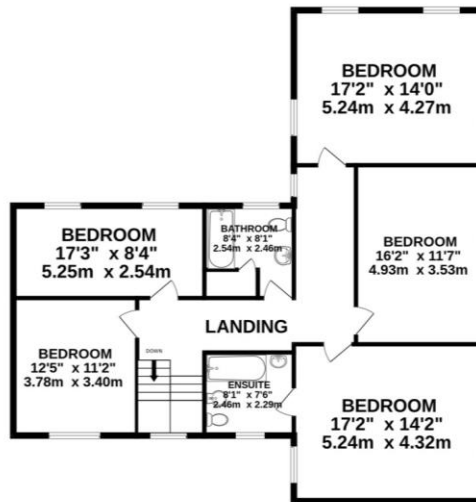
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



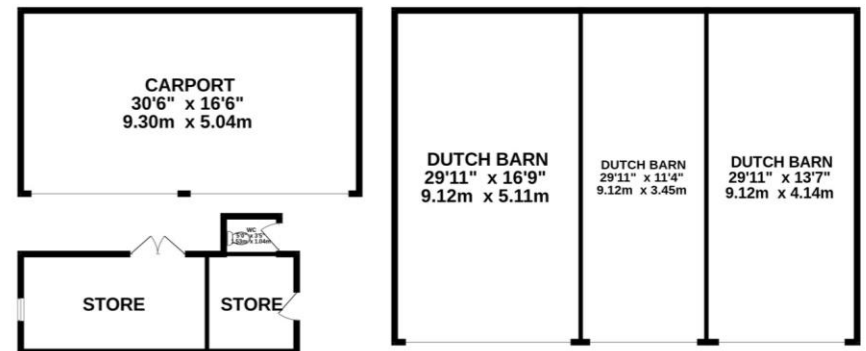


GROUND FLOOR
1543 sq.ft. (143.4 sq.m.) approx.



1ST FLOOR
1287 sq.ft. (119.6 sq.m.) approx.

OUTBUILDINGS
1988 sq.ft. (184.7 sq.m.) approx.



TOTAL FLOOR AREA : 4819 sq.ft. (447.7 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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