



Pickmere
Pickmere Lane


IRLAMS
of Knutsford



Pickmere, WA16 0JL

Pickmere Lane

£525,000



The Property

This immaculately presented period former farmhouse has been much extended and improved over the years to now provide light, spacious, flexible living accommodation in a modern style. Particular mention must be made of the extension to the ground floor to incorporate further reception space to the main house or for the use of a self contained separate annex as well as the addition of a large detached garage and home office.

Located in the heart of the village, close to local towns and amenities on a wide leafy lane of similar properties whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached through timber gates via a tarmac driveway, providing ample parking, leading to the detached garage and around to the rear courtyard.

The gardens are of generous proportions with sweeping herbaceous borders containing a wealth of plants and foliage, retained by mature hedging and trees. A large patio area off the rear of the property provides ample opportunity for alfresco dining and enjoying the southerly aspect.

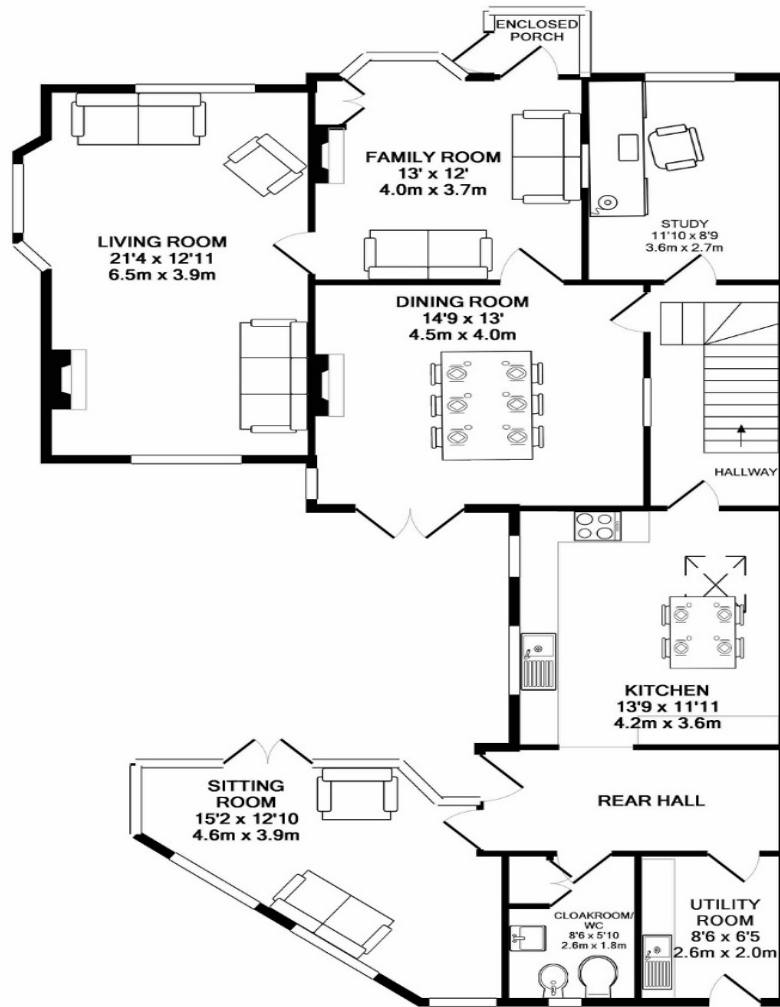
Directions

From the roundabout in Canute Square travel along Northwich Road (A5033) to its end. At the traffic lights turn right onto Chester Road (A556). Just prior to reaching the M6 roundabout turn left at The Windmill public house and continue along Pickmere Lane (B5391) for approximately 1.5 miles. After passing Style Matters furniture supplier the property will soon be seen on your left.

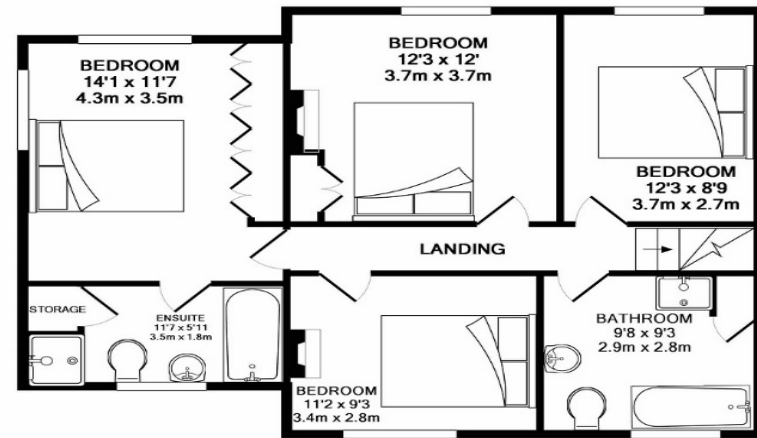
- A substantial, well presented & extended former farmhouse
- Very spacious & flexible accommodation
- Superb breakfast kitchen
- Utility room & downstairs W.C.
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Generous gardens
- Driveway providing ample off road parking
- Large detached garage with home office

Postcode – WA16 0JL
EPC Rating – E
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band F

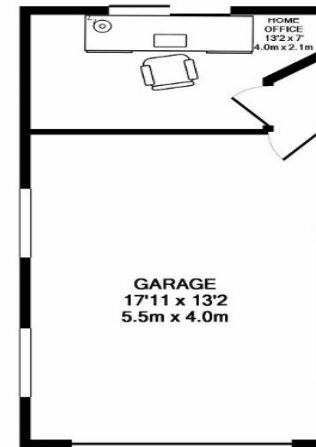




GROUND FLOOR
APPROX. FLOOR
AREA 1295 SQ.FT.
(120.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 738 SQ.FT.
(68.6 SQ.M.)



DETACHED GARAGE/HOME OFFICE
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2353 SQ.FT. (218.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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