







The Farmhouse

Moss Farm Estate Cheadle Lane, Lower Peover, Knutsford

Spacious 5-bed Victorian farmhouse near Knutsford with 4,000 sq ft of accommodation. Large gardens and paddock (2.5 acres), pond, summer house, double garage, and potential self-contained annexe.

Council Tax band: E

Tenure: Freehold

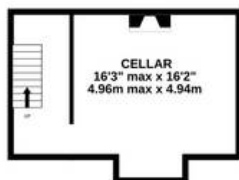
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

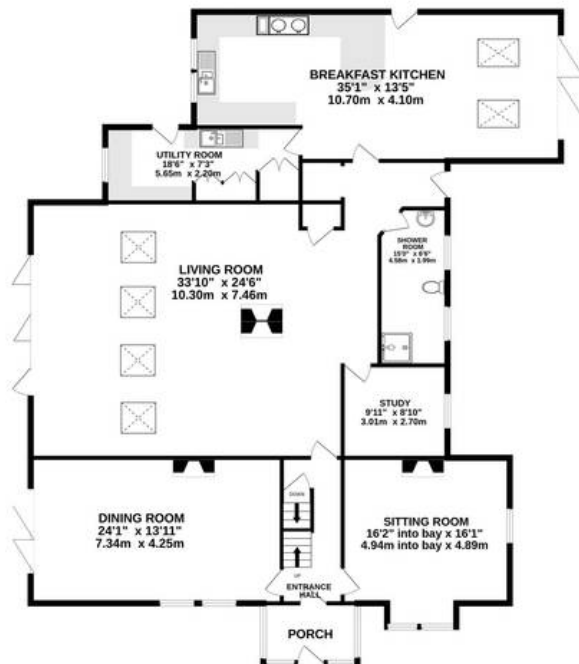
- Substantial detached Victorian farmhouse in delightful rural location
- 4,000 sq. feet of accommodation plus detached annex
- 5 bedrooms, 4 bathrooms and 3 excellent reception rooms
- Fabulous 33' living room with wonderful aspect over the established pond and gardens
- Open-plan breakfast kitchen
- Formal gardens and adjoining paddock extending to over 2.5 acres in total



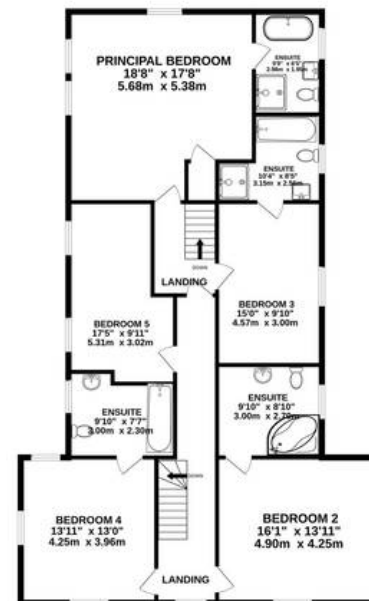
BASEMENT
327 sq ft. (30.4 sq.m.) approx.



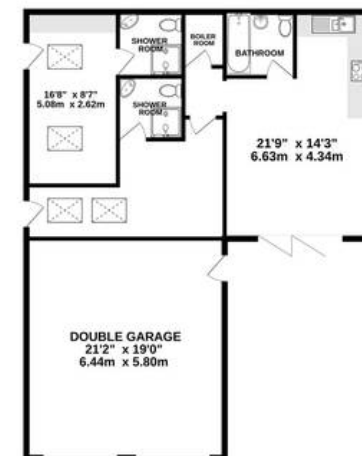
GROUND FLOOR
2411 sq ft. (224.0 sq.m.) approx.



1ST FLOOR
1593 sq ft. (148.0 sq.m.) approx.



OUTBUILDINGS
1123 sq ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA : 5454 sq.ft. (506.7 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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