



Lower Withington
Pitt Farm, Pitt Lane



The Property

This beautifully presented, detached, 17th Century Grade II Listed Farmhouse has been extended and sympathetically maintained over the years by the current owners to now offer light, flexible and spacious living accommodation with a wealth of character features including original stone roof, ceiling beams and garden well. Particular mention must be made of the generous reception rooms with open fires, exposed brickwork and timbers, the farmhouse style kitchen with Rayburn range cooker and boot room to the side as well as the five double bedrooms and en-suite bathroom to the principal bedroom. There is great potential to further enhance the property and for a purchaser to add their own style to this fabulous country home. The outbuildings offer a further range of possibilities for a purchaser from conversion to stables to home office or annex (subject to relevant permissions). Large field to the rear of the property gives opportunity for a range of outdoor pursuits with the total land area extending to over 4.5 acres.

Located in a sought after semi-rural position within Lower Withington village, close to local amenities with far reaching, elevated views over adjoining countryside whilst being well positioned for all major network links to the Northwest and beyond.

The property is approached over a sweeping gravel driveway, providing more than ample parking, leading to the front entrance and around the side of the plot to a detached carport, Dutch barn and original Shippon with open lawned gardens and mature foliage. The rear gardens are a lovely feature of the property, being generous in proportions with an open, private outlook over the field and open countryside beyond. Laid to lawn in the main with a range of well stocked borders surrounding and a wealth of established trees, all fully enclosed by timber fencing. Stone flagged patio area sweeps around the rear of the property offering fantastic opportunity for alfresco dining and enjoying the lovely aspect.

Directions:

Sat Nav: Postcode SK11 9ED

SUMMARY OF ACCOMMODATION

- This beautifully presented, detached, 17th Century Grade II Listed Farmhouse with a wealth of original character features
- Substantial, flexible living accommodation
- Dining kitchen with integrated appliances & separate utility room
- Five generous bedrooms & two bathrooms (one en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining, additional field, in all extending to over 4.5 acres
- Driveway, double car port & substantial range of outbuildings
- Superb views overlooking open countryside





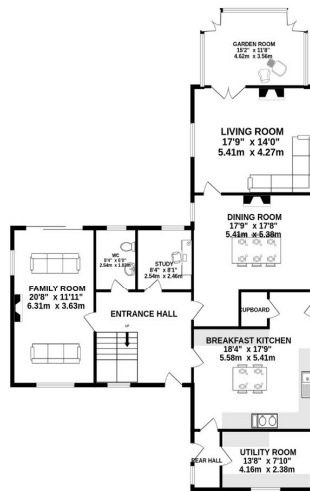


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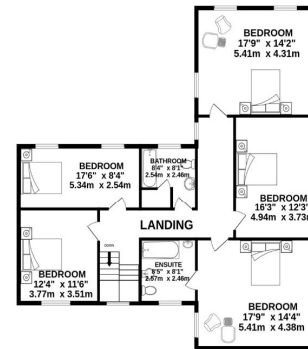


Guide Price – £1,300,000
Postcode – SK11 9ED
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band G

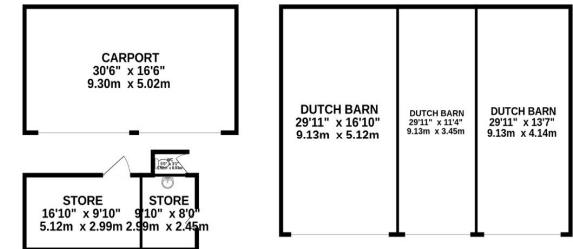
GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



1ST FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



OUTBUILDINGS
2009 sq.ft. (186.7 sq.m.) approx.



TOTAL FLOOR AREA : 4938 sq.ft. (458.8 sq.m.) approx.

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