



Pickmere
Frog Lane


IRLAM
of Knutsford



Pickmere, WA16 0LJ

Frog Lane

£825,000



The Property

This immaculately presented four bedroom, three bathroom barn conversion has in recent years undergone a full programme of conversion and refurbishment to now offer light, spacious and flexible living accommodation, blending period features and contemporary styling effortlessly. Particular mention must be made of the stunning, open plan Living Dining Kitchen with island unit and bi fold doors on to the gardens, the cosy snug to the front of the property and beautifully appointed guest suite as well as the master bedroom with fantastic en-suite shower room and Juliet balcony overlooking the gardens and adjoining countryside. There has also been the addition of the detached garaging and store areas to the side of the property, offering potential for a home office, studio or annex.

Located in an ever popular semi-rural position on the area's most prestigious road with far reaching views whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through timber electric gates over a gravel driveway, providing more than ample parking, leading to the detached garages and front entrance with turning area to one side, all fully enclosed by timber fencing and mature hedging. The rear gardens are a lovely feature of the property, being landscaped in design with an open, private aspect. Laid to lawn in the main with well stocked borders surrounding containing a wealth of different plants and foliage, all fully enclosed by timber fencing. Large flagged patio area accessed via the bi fold doors in the main reception space sweeps across the rear of the property providing ideal opportunity for alfresco dining and enjoying the afternoon sunshine.

Directions

From the roundabout in Canute Square travel along Northwich Road (A5033) to its end. Turn right onto A556 and turn left at The Windmill public house onto Pickmere Lane (B5391). Upon reaching The Red Lion public house turn right onto Park Lane passing Pickmere Country House turn right onto Frog Lane where the property will soon be seen on your left.

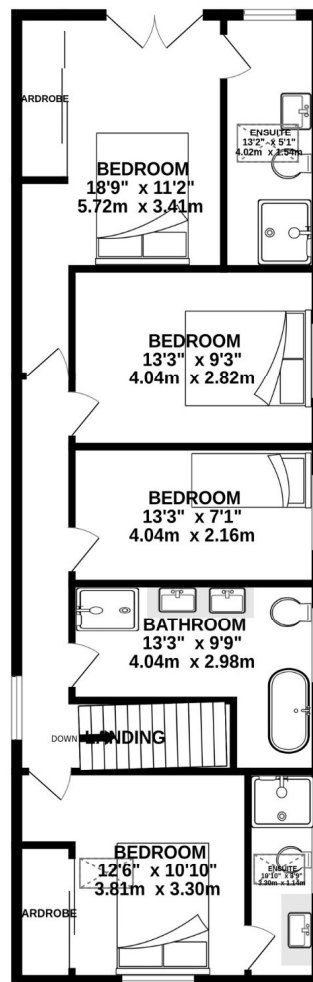
- An immaculately presented barn conversion
- Refurbished to a very high standard throughout
- Spacious & flexible living accommodation
- Stunning open plan living dining kitchen with integrated appliances
- Four generous bedrooms
- Three newly fitted bathrooms (two en-suite)
- Beautiful enclosed rear gardens with lawn & patio & stunning open countryside views beyond
- Private, gated driveway providing ample off road parking
- Detached garaging & storage/potential annexe/home office

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

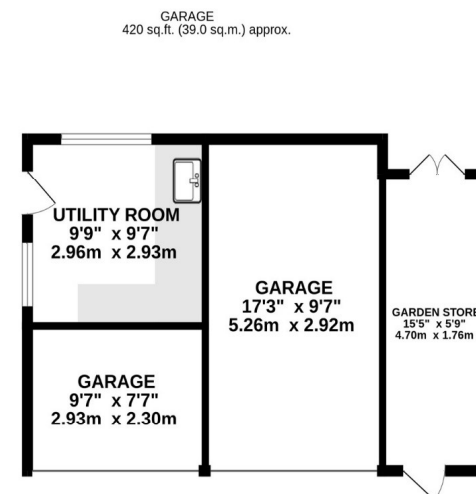




GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



GARAGE
420 sq.ft. (39.0 sq.m.) approx.

TOTAL FLOOR AREA : 2049 sq.ft. (190.3 sq.m.) approx.

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