



Andrew J Nowell
& Company

Acre Nook Lapwing Lane, Lower Withington

Offers Over £900,000



Acre Nook, Lapwing Lane, Lower Withington, SK11 9AA

- Waterside Views
- Characterful Country Residence
- Huge Potential to Improve

Occupying a delightful position along the sought-after Lapwing Lane, Acre Nook is an attractive detached country residence set within mature gardens and enjoying breath-taking views across the surrounding Cheshire countryside towards the nearby reservoir. Offering almost 3,000 sq.ft. of well-proportioned accommodation with a substantial detached double garage, the property presents a wonderful opportunity for a purchaser to create a truly exceptional family home in one of the area's most picturesque rural settings.

Full of warmth and character including exposed ceiling beams, feature fireplaces and generously proportioned reception rooms. Whilst beautifully maintained, the property offers exciting scope for sympathetic modernisation, allowing a purchaser to enhance and personalise the home to their own specification.

The welcoming reception hall provides access to a spacious dual aspect living room with French doors opening onto the rear terrace and gardens, a separate family room offers a cosy everyday living space, whilst the adjoining study provides an excellent home office. The formal dining room is perfectly suited to family occasions and entertaining, complemented by a generous breakfast kitchen overlooking the gardens, together with a useful utility room, pantry and cloakroom.





To the first floor, the impressive principal bedroom enjoys far-reaching views and benefits from fitted wardrobes and an en-suite bathroom. Three further double bedrooms are served by a family bathroom, whilst one also enjoys the advantage of an adjoining dressing room.

Externally, Acre Nook is approached via a private driveway leading to a substantial detached double garage. The mature gardens surround the property, predominantly laid to lawn with established trees, flowering shrubs and well-stocked borders, creating a wonderful sense of privacy. Stone terraces provide ideal seating areas from which to enjoy the peaceful setting, along with magnificent open views across neighbouring farmland and water, making the gardens a particular feature of the property.

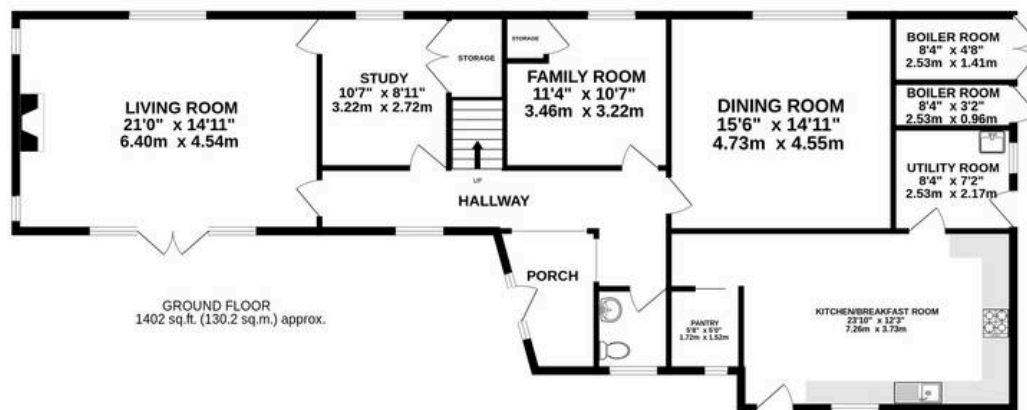
Acre Nook represents a rare opportunity to acquire a substantial country home with great potential to modernise or extend (subject to the necessary consents) and create a magnificent long-term family residence in an idyllic position.

Important Information

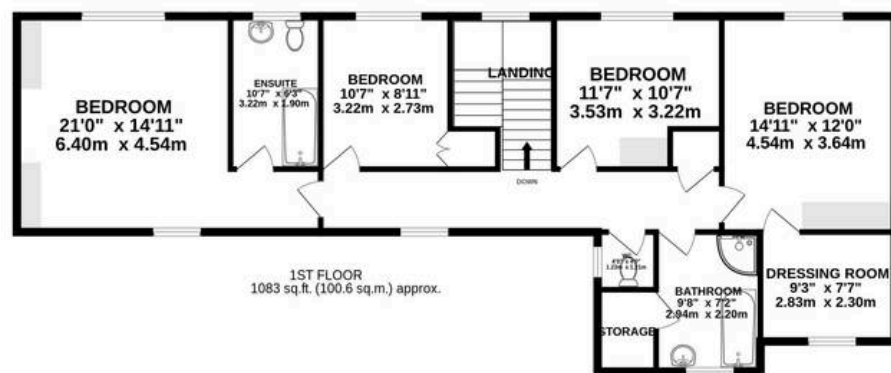
- Council Tax – Cheshire East – Band H
- EPC Rating – E (52/89)
- Tenure – Freehold
- Heating: Oil Fired Central Heating
- Services: Mains Electric & Water, Drainage via septic tank (does not meet the current regulations)
- Parking: Driveway & Garage
- What 3 Words – ///candle.passwords.forge
- Flood Risk: Very low risk of flooding
- Broadband: Standard Broadband available.
- Mobile Coverage: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.
- The title contains covenants - further information is available from the office.







GARAGE
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 2958 sq.ft. (274.8 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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