



Over Peover

Hillcrest, Holmes Chapel Road





## The Property

This well presented, substantial five-bedroom character property has been sympathetically maintained and improved over the years by the current owners to now offer light spacious and flexible living accommodation in a modern style. Particular mention must be made of the breakfast kitchen with AGA open to the family room, the large Living Room with feature log burner, bay window and two sets of French doors to the garden as well as the five double bedrooms to the first floor with good size family bathroom and ensuite to two of the bedrooms. There is potential to extend the property to the rear with opportunity reconfigure due to the size, nature and aspect of the plot (subject to relevant permissions).

Located in a super semi-rural position in Over Peover village at the end of a long, gated driveway forming a small enclave of similar properties, surrounded by open countryside and enjoying stunning views whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a long, sweeping driveway leading through timber gate to the front entrance and around the property over a golden gravel parking area to the rear flagged and hardstanding parking. The gardens are a lovely feature of the property, being generous in proportions with an open, private aspect enjoying panoramic views over adjoining countryside. Laid to lawn in the main with a range of well stocked beds surrounding containing a wealth of plants and foliage, all fully enclosed by timber fencing, mature trees and hedging. Large, shaped, York stone flagged patio area, accessed off the main reception room, links the property to the covered porch and provides ideal opportunity for alfresco dining and enjoying the fantastic views. Beyond the gardens is a full equestrian setup incorporating a stable block of four stables with attached carport and open sided storage barn leading through gated paddocks to full size menage and field with additional stabling offering the ability to keep multiple horses on the property.

## Directions

From Knutsford Town Centre proceed along Toft Road (A50) which turns into Holmes Chapel Road for just over 3 miles. Take the right turn into the lane which leads around to the gated entrance leading to the property.

## SUMMARY OF ACCOMMODATION

- This beautifully presented, detached, property situated in a stunning location overlooking open countryside
- Substantial, flexible living accommodation
- Breakfast kitchen with Aga, integrated appliances & separate utility room
- Five generous bedrooms & three bathrooms (two en-suite)
- Stunning, private formal gardens with patios, lawned areas, covered porch ideal for alfresco dining and entertaining.
- Equestrian facilities, stables, barn & paddock
- Gated driveway & car port
- Superb views overlooking open countryside





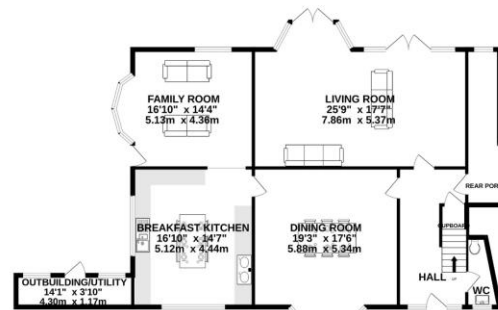


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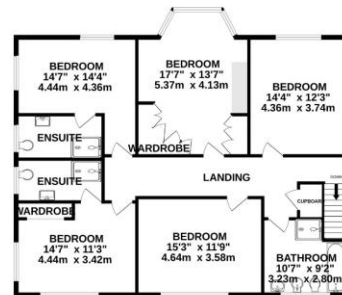


**Guide Price – £1,200,000**  
**Postcode – WA16 9RB**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – Band G**

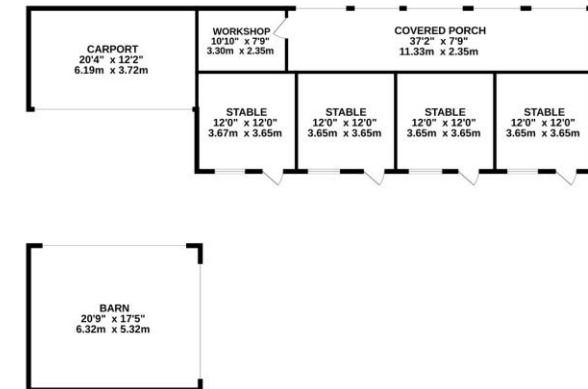
GROUND FLOOR  
1467 sq.ft. (136.3 sq.m.) approx.



1ST FLOOR  
1280 sq.ft. (118.9 sq.m.) approx.



2ND FLOOR  
1555 sq.ft. (144.5 sq.m.) approx.



TOTAL FLOOR AREA : 4303 sq.ft. (399.7 sq.m.) approx.

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