



Stone House Lane, Peckforton, Tarporley, CW6 9TJ

Guide Price £450,000

3 2 2



An individually appealing and substantially extended three-bedroom semi-detached home, occupying a delightful corner position with beautiful open countryside and woodland views

Set within an exceptionally attractive rural setting on the edge of the picturesque Peckforton countryside, 1 Pumping Station Houses is a charming and generously proportioned three-bedroom semi-detached home which has been thoughtfully extended to provide a versatile and comfortable family residence.

Occupying a particularly pleasant corner plot, the property enjoys a wonderful sense of space and privacy, with open countryside stretching away to the front and an attractive backdrop of woodland extending along the side and rear. The setting is a defining feature of this appealing home, offering the opportunity to enjoy the changing seasons and the peaceful character of the surrounding Cheshire countryside from both inside and outside the property.

The accommodation has been enhanced by a well-considered extension, creating a home that combines traditional proportions with generous modern living space. At the heart of the property is the impressive extended dining kitchen, which provides a natural focal point for everyday family life. With ample room for both kitchen facilities and dining, this is a wonderfully sociable space, equally suited to relaxed family breakfasts, entertaining friends or gathering together at the end of the day.

The ground floor also provides a comfortable lounge with a log burner, offering a welcoming and relaxing environment away from the principal living space. Opening to a separate dining room provides additional flexibility and could equally lend itself to a variety of uses, whether as a more formal entertaining space, family room or home office depending upon individual requirements.

Completing the ground floor accommodation is a useful utility room, providing practical additional space for household equipment and laundry, together with a convenient downstairs shower room, a particularly useful feature for family living and when entertaining.

The first floor provides three well-proportioned bedrooms, offering



Pumping Station Houses, Peckforton
Approximate Gross Internal Floor Area = 154.0 sq m / 1658 sq ft

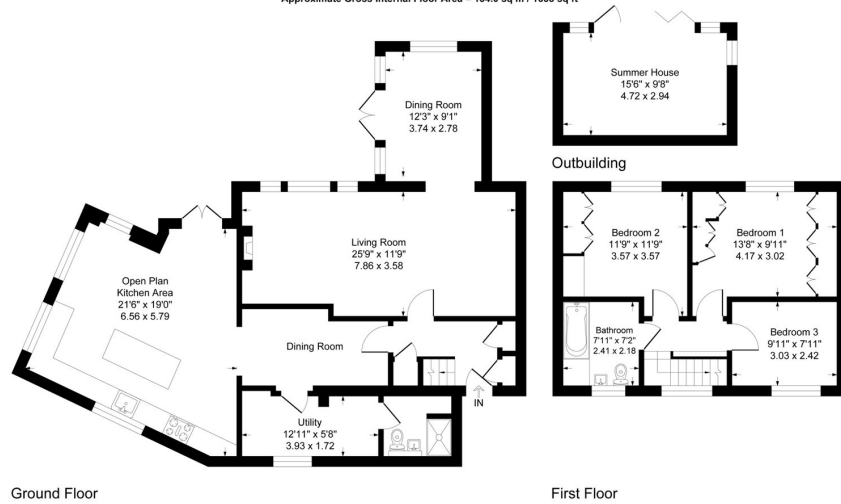


Illustration for identification purposes only, measurements are approximate, not to scale.

- Extended Semi-detached Cottage situated in Cheshire Countryside
- Large Dining Kitchen with Fitted Appliances
- Three Bedrooms
- Large Corner Plot Garden
- Planning Permission for a 1st Floor Extension
- Lounge Opening to Dining Room
- Utility Room and Downstairs Shower Room
- Family Bathroom
- Driveway Parking for Numerous Cars
- Open Views to the Front with Woodland to the Rear and Side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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