



TO LET

Middlewich Road, Lower Peover





The Property

Nestled within the charming Cheshire village of Lower Peover lies Low Wood Barn - a stunning example of farmhouse living! Privacy is instantly established via gates over a golden gravel driveway with parking for multiple vehicles. Internally, the property has been meticulously laid out and lovingly designed to offer an eclectic blend of modern day living whilst retaining classic period features: Oak doors, beams, feature windows and exposed brickwork. Accommodation comprises: entrance hall, with downstairs WC, kitchen with vaulted ceilings, patio doors and central island to offer open plan dining, utility, dining hall, formal sitting room, complete with log burning stove and bespoke wine nook! Through the sitting room is the principle suite complete with fitted wardrobes and en-suite bathroom with tub and walk in shower. An additional garden room to the rear of the ground floor complete with its own log burner is another cosy space to enjoy those typically British summers! To the first floor, a family bathroom and two additional guest bedrooms offer a place for family to unwind in style. Particular attention must be made of the beautifully manicured grounds laid to lawn in the main with formal terrace, chiminea patio and orchard that extend to 0.72 acres, with views of the rolling Cheshire countryside and beyond. The perfect place for al-fresco dining and enjoying the sunsets!

Directions

From Knutsford take the A50 south towards Holmes Chapel. Continue for approximately 1 3/4 miles and turn right onto the B5081 (signposted Middlewich and Lower Peover). Follow this road, through the village of Lower Peover and after passing the Crown Inn on the right hand side and the gated entrance to the property will soon be seen on your right.

SUMMARY OF ACCOMMODATION

- Immaculately presented detached farmhouse designed to a very high standard throughout
- Substantial reception rooms and living accommodation
- Superb breakfast kitchen with high quality integrated appliances & separate utility room
- Three generous bedrooms and two bathrooms (one en-suite)
- Stunning, private landscaped gardens with terraces & lawned areas and open countryside views, ideal for alfresco dining and entertaining.
- Gated driveway and more than ample parking
- Available June
- Flexible furnishing options
- Holding & Security Deposit Apply

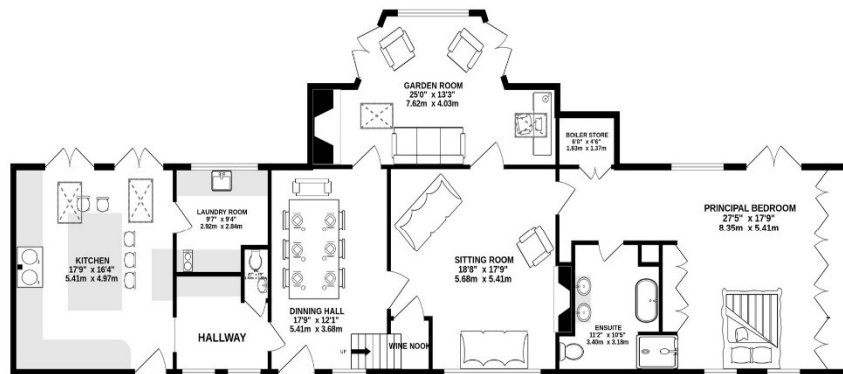




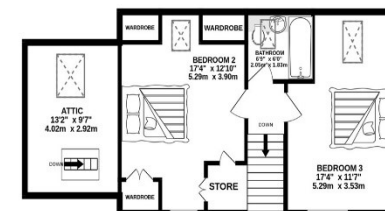


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GROUND FLOOR
1756 sq.ft. (163.1 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 2375 sq.ft. (220.6 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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Asking Price – £4,500pcm
Postcode – WA16 9JG
EPC Rating - D
Local Authority - Cheshire West & Chester
Council Tax – Band G



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