



Over Peover
Stocks Lane

 IRLAMS
of Knutsford



The Property

This beautifully appointed, three bedroom period cottage is brimming with character and charm. The property has been sympathetically maintained and improved over the years to now provide spacious living accommodation over two floors. Particular mention must be made of the quaint living room with feature fireplace housing the wood burning stove, leads through to the separate dining room with bay window overlooking the private rear gardens, as well as the large separate garage, ideal for additional storage. Located in a most sought-after position in the heart of Over Peover village, on the doorstep of many country walks, a short drive to the cosmopolitan towns of Knutsford, Alderley Edge and Wilmslow whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a flagged path flanked by beautifully maintained gardens leading to the front entrance. To the rear there is a well maintained split-level garden with lawned area, patios with brick elevations overlooking adjoining countryside. The gardens are well stocked with an array of feature plants, hedging and foliage. A lovely seating area at the head of the garden provides the perfect spot for alfresco dining and enjoying the open aspect.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) continue through the traffic lights onto Toft Road (A50) which continues onto Holmes Chapel Road, follow this road for approximately 2.5 miles and then turn left onto Stocks Lane at The Whipping Stocks public house. Continue down Stocks Lane and just after passing The Park Gate Inn the property will soon be seen on your left.

Over Peover, WA16 8TU
Stocks Lane
£490,000

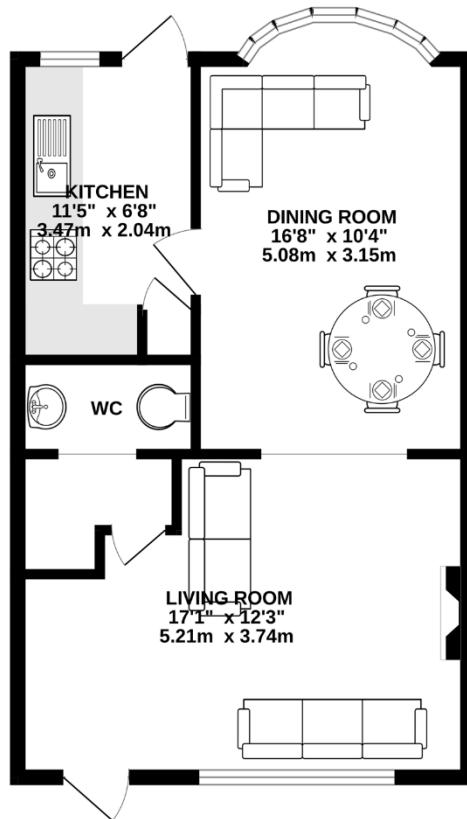


- Immaculately presented terraced property situated in a lovely semi-rural location
- Spacious & flexible living accommodation
- Dining kitchen
- Three bedrooms
- Bathroom
- Stunning, split-level rear garden with lawn & patio seating areas
- Views over open countryside
- Double garage

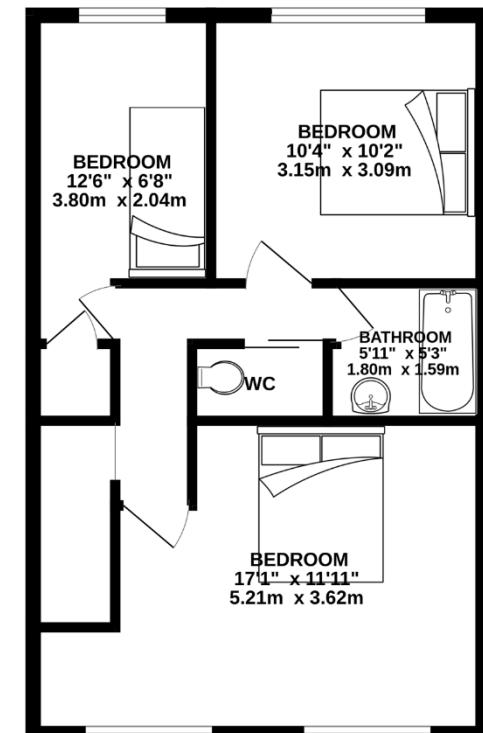
Postcode – WA16 8TU
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E
EPC - TBC



GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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.

Made with Metropix ©2026

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.
- (d) We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your Solicitor or with us in respect of anything you feel crucial before you proceed with the purchase of this property.



IRLAMS
of Knutsford