



Allostock
Holmes Chapel Road


IRLAM
of Knutsford



The Property

This beautifully presented, four bedroom detached Victorian property has been much extended, refurbished and remodelled over the years to now provide light, spacious and flexible living accommodation blending period features and contemporary design effortlessly. Particular mention must be made of the stunning, open plan living dining kitchen with island unit, atrium roof light and bi-fold doors to the courtyard, the remodelled bedroom accommodation each with en-suite bathroom and dressing room as well as the detached two-bedroom annex and range of outbuildings.

Located in a popular position opposite Shakerley Mere Lake and recreation area and adjacent to the Three Greyhounds public house whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through timber electric gates over a sweeping golden gravel in and out driveway with a second set of gates to the rear of the property, flanked by open lawned gardens leading to the front entrance and parking/turning areas. Set within beautifully maintained grounds, the property enjoys generous garden space surrounding the house on all sides, creating a wonderful sense of privacy and openness. The current owners make use of a substantial area as a garden, offering excellent space for family enjoyment, entertaining and outdoor living. To the rear of the property is a stone flagged courtyard area, accessed through the bi-fold doors off the living dining kitchen linking to the detached annex and summer house, providing ample opportunity for alfresco dining and enjoying the pleasant aspect. To the side of the property sits the adjoining paddock of approximately 2.5 acres, accessed through a five-bar timber gate offering fantastic potential for equestrian purposes or hobbies.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) and at the rail station proceed across the traffic lights onto Toft Road (A50). Turn right onto Middlewich Road (B5081) and continue through the village of Lower Peover. Continue past The Crown Inn public house on your right until you reach the crossroads and The Three

SUMMARY OF ACCOMMODATION

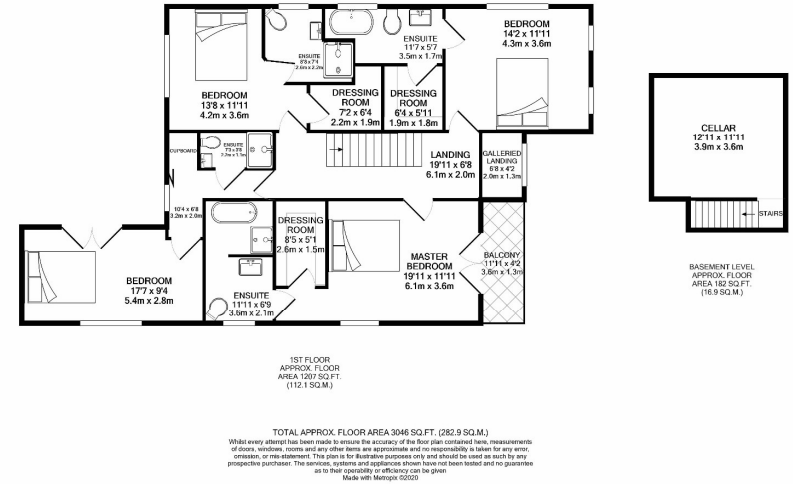
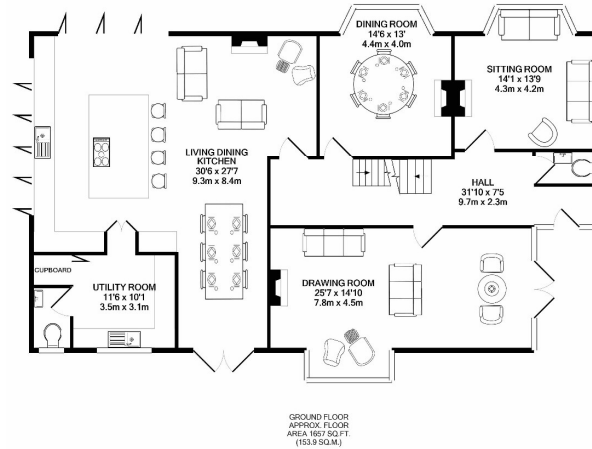
- An exquisite Victorian property occupying a lovely private, secluded position with extensive stylish accommodation
- Stunning substantial reception rooms
- Superb open-plan living dining kitchen & separate utility room
- Four generous bedrooms (all with en-suite bathrooms & dressing rooms)
- Detached two-bedroom, two storey annexe, separate garage, studio/workshop & garden room
- Formal gardens with patio, courtyard & lawned areas, ideal for alfresco dining and additional paddock of approximately 2.5 acres
- Private gated driveway & ample secure off-road parking



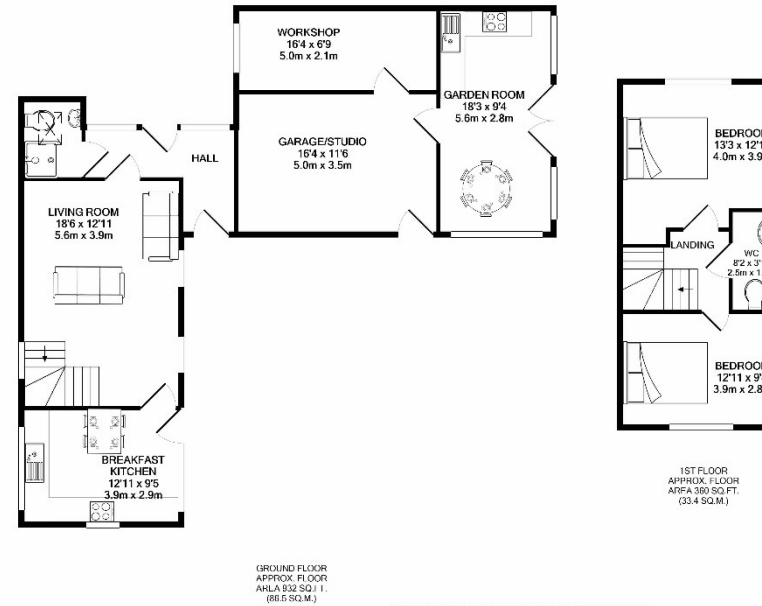




103 King Street, Knutsford,
Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk



Asking Price – £1,450,000
Postcode – WA16 9LB
EPC Rating – E
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band G



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

- 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;
- 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;
- 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.