



TO LET
Chelford Road, Twemlow Green

 **IRLAMS**
of Knutsford



The Property

Nestled in the idyllic Cheshire hamlet of Twemlow Green, lies a picturesque home offering generous and versatile space for family life. Finished and presented to a high standard throughout. Situated within 5 miles of Holmes Chapel, Goostrey train station only half a mile away and easy access to Knutsford and the M6, the stress is taken out of daily travels as you enjoy a rural country commute in the main.

The house itself is immaculately presented throughout, primarily boasting a large and modern open plan Kitchen/Dining area a to a high-specification with bespoke cabinetry and granite worktops alongside a flow of three further reception spaces to the ground floor for entertaining. To the second floor, there are 4 well-appointed bedrooms, 3 bathrooms and an additional generous Master Suite with En-suite, Dressing Room and Balcony. Particular mention must be made that Hiverley Cottage does benefit from a Full Equestrian Offering in addition to the substantial grounds. The equestrian facilities include but are not limited to Stables, 2.5 Acre Paddock, Menage and space for a horse

walker; this unique opportunity can all be let alongside the main house at an additional cost.

An impressive arrival is accomplished via a gated tarmac driveway leading to the rear which provides ample parking for multiple vehicles. Privacy is instantly achieved thanks to a wealth of shrubs and trees to the front and views over the Cheshire countryside to the rear offering a tranquil aesthetic. Enclosed gardens laid mainly to lawn and bordered by mature trees and shrubbery. A decking area provides the perfect spot for alfresco dining and entertaining whilst capturing the afternoon and evening sun.

Directions

From Knutsford Town Centre continue along Toft Road (A50) through Allostock for approx 6.5 miles. Take the left turn into Twemlow Lane for approx. 2 miles into Twemlow Green. Turn left onto A535 and left again into the driveway to the property.



- Immaculately presented detached property
- Generous & flexible living space
- Dining kitchen with appliances
- Five bedrooms
- Four bathrooms (two en-suite)
- Private, gated driveway offering more than ample off road parking
- Stunning gardens
- Equestrian facilities (available at an extra cost)
- Unfurnished
- Available April
- Holding deposit and fees apply



Postcode – CW4 8BP

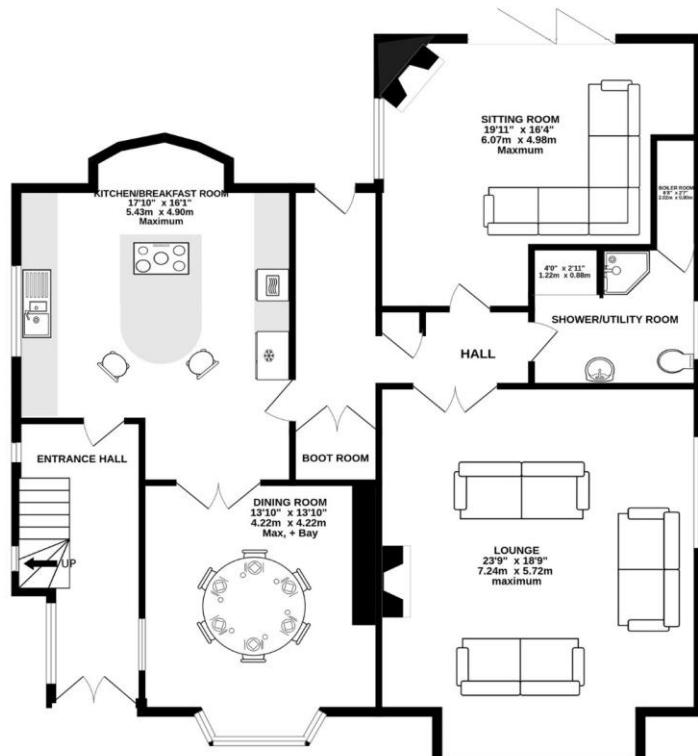
EPC Rating – D

Local Authority – Cheshire East

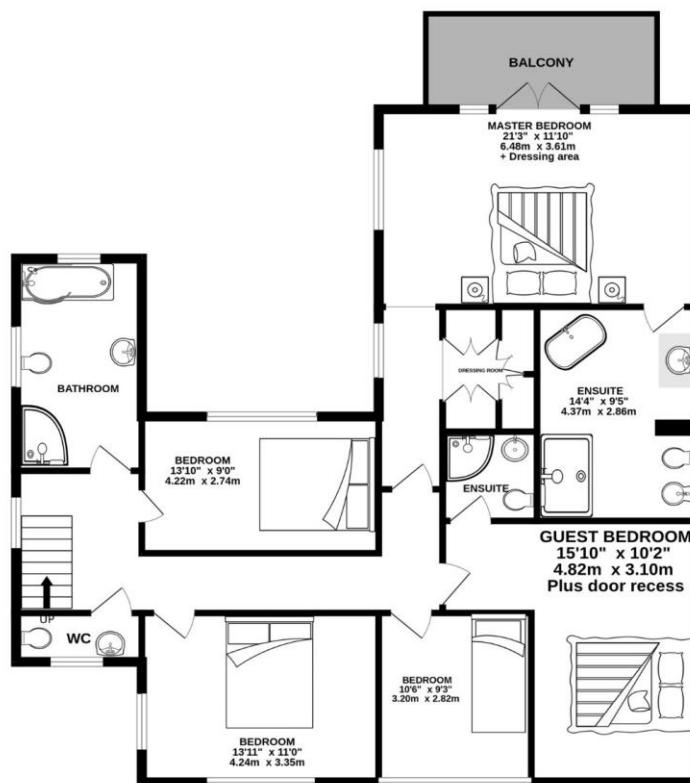
Council Tax – Band G



GROUND FLOOR
1457 sq.ft. (135.3 sq.m.) approx.



1ST FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA : 2698 sq.ft. (250.6 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.
Made with Metropix ©2025

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.