



TO LET
Free Green Lane, Over Peover

 **IRLAMS**
of Knutsford



The Property

Nestled off Free Green Lane in the charming parish of Over Peover, is Cheers Green Farm; an Exquisite example of a Grade II listed Farmhouse that has been renovated with love to provide 2700 sq foot of sprawling farmhouse living. This stunning home retains all the classic period features such as oak doors, beams and exposed brickwork.

Style and Charm are instantly established by a large entrance hall, the property then comprises stunning open plan bespoke Kitchen and Dining room with Bi-Folding Doors extending to a terrace and gardens, Formal Sitting Room, Snug and downstairs WC.

To the first floor; a generous Master Bedroom and modern en-suite bathroom particular mention must be made of a well-appointed roof terrace with stunning views across the Cheshire Countryside. Two further double bedrooms are offered (One-Ensuite) and separate family bathroom.

The second floor is home to another guest suite made up of Bedroom, En-Suite bathroom and additional landing space ideal to be used as a dressing room or even lounge area, providing ample accommodation for family or friends

Further mention must be made of the immaculately presented grounds in which the property sits. Privacy is instantly accomplished upon arrival thanks to a gated entrance over a gravel driveway offering parking space for several vehicles. The formal landscaped gardens are exquisite and offer a fantastic rural retreat, perfect for enjoying the evening sunshine.

Directions

From the roundabout at Canute Place, take King Edward road onto Toft Road, continue for 1.8 miles then turn right onto Middlewhich Road and continue for 1.2 miles, turn left onto broom lane, then continue along free green lane for 0.6 miles and the property will appear on your right hand side.

SUMMARY OF ACCOMMODATION

- This bespoke Grade II Listed Farmhouse at 2,700 sq. ft has been finished to the highest of standards
- Stunning substantial reception rooms and living accommodation
- Superb open plan living bespoke dining kitchen with high quality integrated appliances
- Four generous bedrooms and four bathrooms (three suites including shower rooms & dressing room/additional lounge to the second floor)
- Stunning, private formal gardens with terrace, lawned areas and balcony off the principal suite with open countryside views, ideal for alfresco dining and entertaining.
- Private gated driveway and more than ample parking



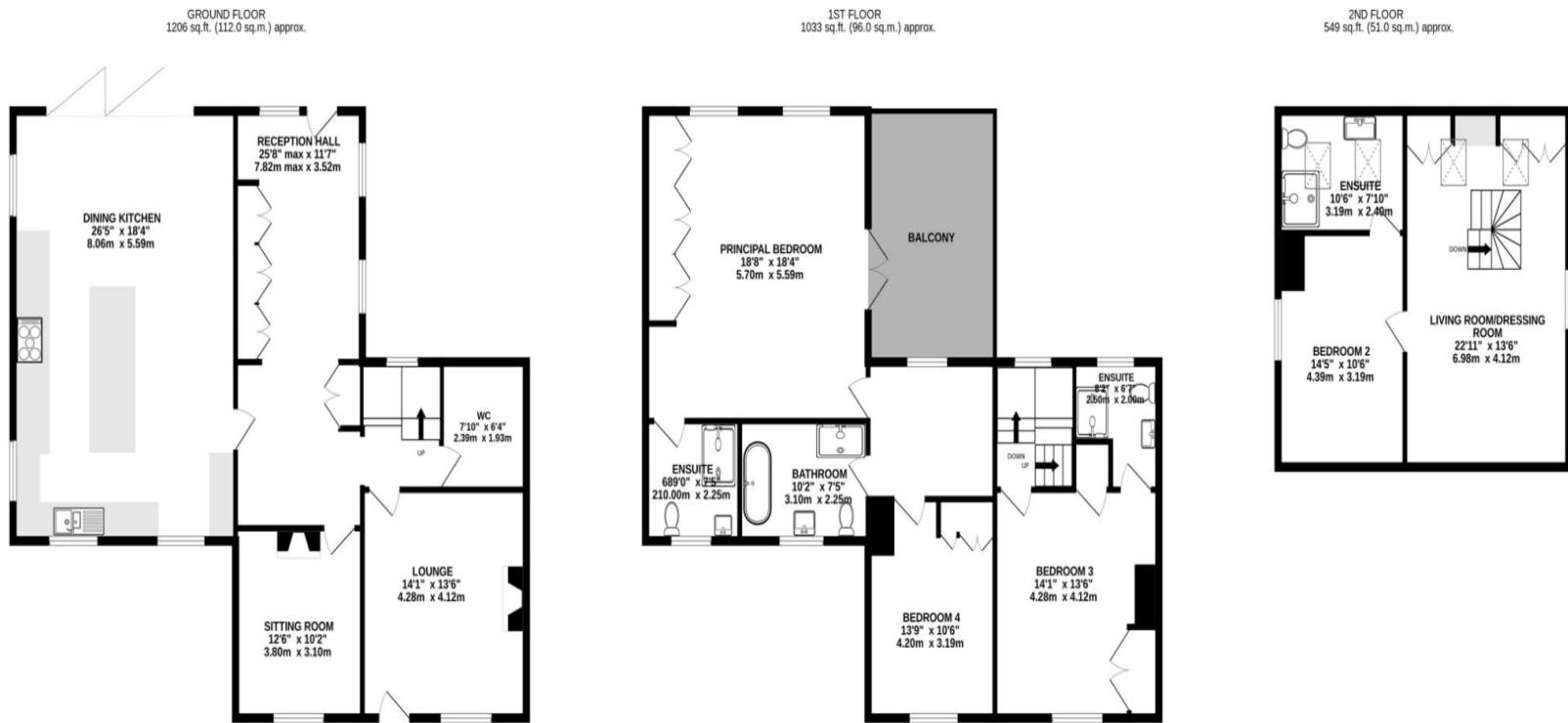




103 King Street, Knutsford,
Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk



Asking Price – £5,000pcm

Postcode – WA16 9QX

EPC Rating - C

Local Authority - Cheshire East

Council Tax – Band G

TOTAL FLOOR AREA : 2788 sq.ft. (259.0 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 ©2024

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.