



Allostock

Rudheath Cottage, Wash Lane


IRLAM
of Knutsford



The Property

This large country house sits in a stunning position at the end of a long, sweeping driveway in large formal gardens surrounded by its own paddock and woodland extending to approximately 8 acres in total. The property offers a rare opportunity for redevelopment, currently in need of a general scheme of refurbishment with fantastic potential to extend and make one's own (subject to relevant permissions). The main house extends to circa 3,500 sq. ft. and is believed to have been last refurbished in the early 2000's with well-balanced accommodation including large living, dining kitchen, a range of reception rooms including panelled drawing room, large family room and entertaining room as well as Master bedroom with walk in wardrobe and ensuite bathroom. The current owner has recently refurbished the adjacent cottage in a contemporary style whilst retaining much of the original character with refitted kitchen, utility and bathrooms, exposed beams and brick fireplace with log burner. There is also a very useful detached triple garage block with adjoining gym and studio with further large, detached garage behind.

Located in a super, private position in the heart of Allstock village with far reaching views over its own land and adjoining countryside set on quiet country lane whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through wrought iron gates on brick pillars over a sweeping tarmac driveway leading into a courtyard setting with main residence to the right-hand side, adjacent detached cottage and triple garage with office/gym ahead. The formal gardens extend around the property, laid to lawn with a range of established borders incorporating mature foliage and trees giving a high degree of privacy. Beyond the gardens are a range of paddocks and woodland, extending to approximately 8 acres in total, with timber stabling offering great scope for equestrian purposes or other outdoor activities.

Directions

From Knutsford Town Centre proceed along Toft Road (A50). Turn right onto Middlewich Road and proceed through Lower Peover village. Take the left turn into Wash Lane where the gated driveway entrance will soon be seen on your right.

SUMMARY OF ACCOMMODATION

- This lovely, detached four-bedroom farmhouse with separate detached two-bedroom cottage offering a wealth of original character features
- Situated in a private position in a lovely semi-rural location
- Substantial, flexible living accommodation
- Superb potential to refurbish and/or re-development (Architects drawings are available on request for the re-development of the main farmhouse based on the presumed permitted development rights, subject to local authority approval, increasing the main farmhouse to 3795.95sqft)
- Stunning, private grounds of approx. 8 acres, with courtyard, lawned areas, woodland and paddock, ideal for equestrian purposes, outdoor pursuits, alfresco dining and entertaining
- Private, gated sweeping driveway, substantial garaging & range of outbuildings/stabling
- Superb views overlooking open countryside







