



Over Peover
Stocks Lane



The Property

This impressive and characterful four-bedroom semi-detached cottage, dating from around 1900, has been substantially extended over the years to create over 3,000 sqft of accommodation, whilst retaining a wealth of original character and charm. Occupying an enviable position on Stocks Lane in the heart of Over Peover, the property sits on a generous plot approaching half an acre and offers an exciting opportunity for a purchaser to further enhance and personalise the home to their own tastes, subject to any necessary consents.

Particular mention must be made of the wealth of period features throughout, including original terracotta flooring, a stunning living room with coffered ceiling and impressive inglenook fireplace, together with five reception rooms providing exceptional flexibility for modern family living. The generous master bedroom suite enjoys dual-aspect views, a walk-in dressing room and adjoining en-suite bathroom with underfloor heating, whilst the remaining bedrooms are equally well proportioned. The property has also benefited from a number of improvements, including re-fitted bathrooms and newly fitted windows throughout, whilst retaining the character and proportions expected of a period home of this nature.

Externally, Larkfield Cottage is approached via a large sweeping driveway providing extensive off-road parking and leading to the detached double garage with light and power. The gardens extend to approximately half an acre and provide a wonderful sense of space, with mature planting and attractive open aspects. Positioned directly opposite Peover park, the property is surrounded by countryside walks and enjoys the convenience of The Parkgate Inn and Peover Superior School being close at hand. Occupying one of Over Peover's most sought-after positions, Larkfield Cottage represents a rare opportunity to acquire a substantial period home combining character, scale, generous grounds and significant potential in a highly desirable village setting.

Directions

From Knutsford Town Centre proceed along Toft Road (A50) which turns into Holmes Chapel Road for approx 2.5 miles. At The Whipping Stocks Inn turn left onto Stocks Lane for approx 1.5 miles. After passing Parkgate Inn the property will soon be seen on your left.

SUMMARY OF ACCOMMODATION

- This impressive and characterful semi-detached property situated in an ever popular location
- Substantial, flexible living accommodation
- Dining kitchen with integrated appliances & separate utility room
- Two downstairs WC's
- Four generous bedrooms & two bathrooms (one en-suite with en-suite dressing room)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Detached double garage & driveway providing more than ample off road parking
- Close to local amenities







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Asking Price – £1,100,000

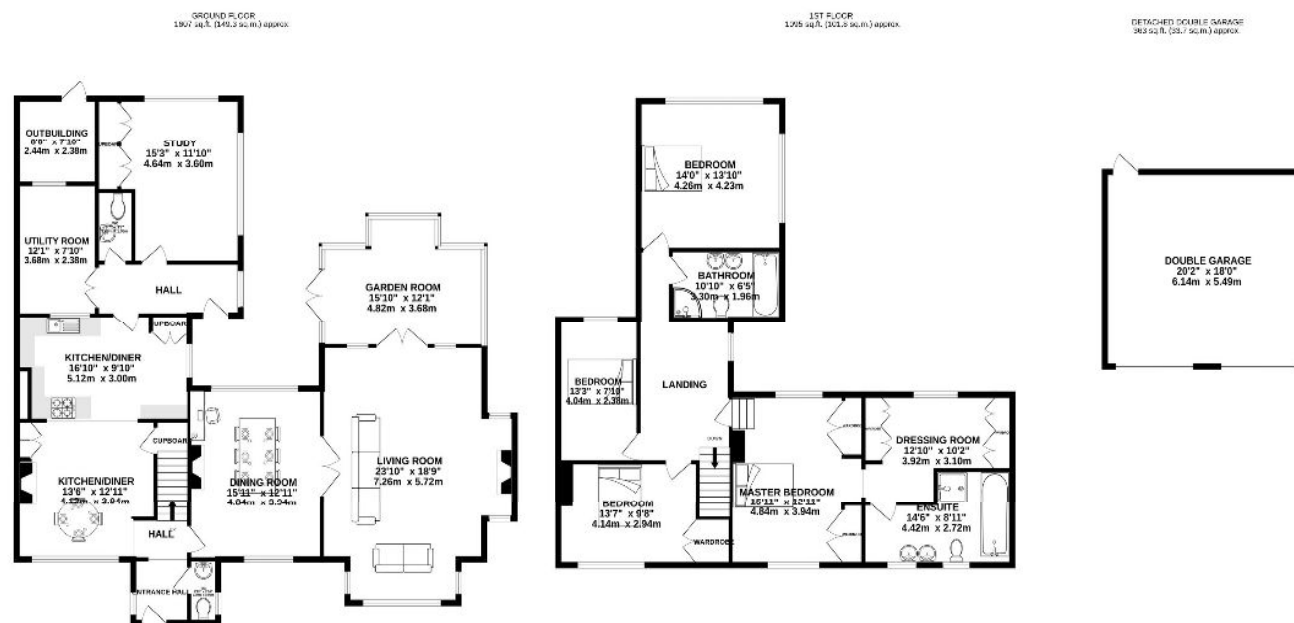
Postcode – WA16 8TU

Tenure – Freehold

Local Authority - Cheshire East

Council Tax – Band G

EPC Rating – E



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