



Lower Withington
Pitt Farm, Pitt Lane



The Property

This beautifully presented, detached 17th Century Grade II Listed farmhouse has been extended and sympathetically maintained by the current owners over the years to provide light, spacious and highly flexible living accommodation, whilst retaining a wealth of original character features including a stone roof, exposed ceiling beams and a charming garden well.

Particular mention must be made of the generous reception rooms featuring open fireplaces, exposed brickwork and original timbers, the farmhouse-style dining kitchen with Rayburn range cooker and adjoining boot room, as well as the five double bedrooms and en-suite bathroom to the principal bedroom. There remains excellent potential for a purchaser to further enhance the property and add their own style to this wonderful country home. The range of outbuildings offers a variety of possibilities, including conversion to stabling, a home office, annex accommodation or alternative uses, subject to the necessary consents. Occupying a sought-after semi-rural position within the village of Lower Withington, the property enjoys far-reaching elevated views across the surrounding countryside whilst remaining conveniently located for local amenities and excellent transport links throughout the North West and beyond.

The rear gardens are a particular feature of the property, generous in size and enjoying a private outlook over open countryside beyond. Predominantly laid to lawn with a range of well-stocked borders, mature trees and established shrubs, the gardens are fully enclosed by timber fencing. A stone-flagged patio extends around the rear of the house, providing an ideal space for al fresco dining, entertaining and enjoying the superb rural aspect.

In addition, a substantial field extending to over 4 acres lies to the rear of the property and is available by separate negotiation, presenting an excellent opportunity for equestrian, recreational or other outdoor pursuits.

Directions: Sat Nav: Postcode SK11 9ED

SUMMARY OF ACCOMMODATION

- This beautifully presented, detached, 17th Century Grade II Listed Farmhouse with a wealth of original character features
- Substantial, flexible living accommodation
- Dining kitchen with integrated appliances & separate utility room
- Five generous bedrooms & two bathrooms (one en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Driveway, double car port & substantial range of outbuildings
- Superb views overlooking open countryside with an additional field, in all extending to over 4.5 acres (available via separate negotiation)





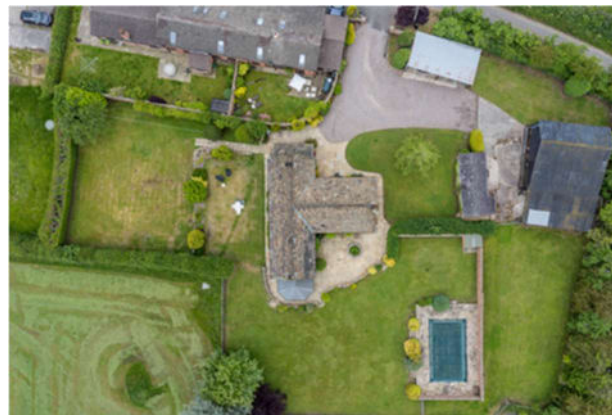


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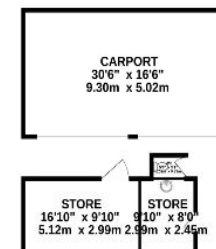
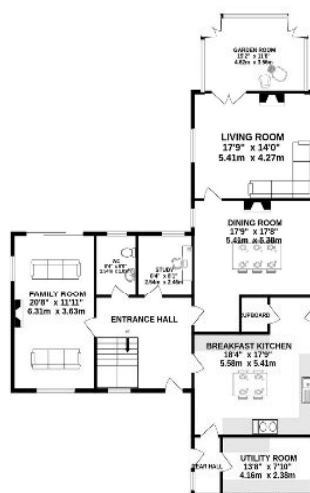
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GROUND FLOOR
1805 sq.ft. (169.1 sq.m.) approx.

1ST FLOOR
1324 sq.ft. (123.0 sq.m.) approx.

OUTBUILDINGS
2009 sq.ft. (186.7 sq.m.) approx.



TOTAL FLOOR AREA : 4938 sq.ft. (458.8 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.

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Guide Price – £1,250,000

Postcode – SK11 9ED

Tenure – Freehold

Local Authority - Cheshire East

Council Tax – Band G

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