



PEEWIT
LODGE FARM

THORNTON LE MOORS



Peewit Lodge Farm



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On the cusp of the city, just six miles north of Chester City Centre, in the friendly village of Thornton-le-Moors, discover the delights of Peewit Lodge; a character home, made modern.

Wrapped up in gardens and orchards covering over an acre, sense the picturesque peacefulness that surrounds the handsomely double-fronted Peewit Lodge, arriving along the golden, gravelled two-way drive, leading to the twin double garage block.

A Warm Welcome

A sage green front door opens to the entrance hall, where contemporary tiles in muted tones lie underfoot.

Immediately on the left, step into the spacious lounge, where wooden flooring is honey toned underfoot and light flourishes in from the front and side. Cream and mallard green hues to the walls and fireplace offer cottage comfort, as warmth emanates from the log burning stove, inset in its tiled chimney breast. Fitted storage is available to the left.

Across the entrance hall, in soft caramel and blush pink hues, a second sitting room features a chair rail and wooden flooring alongside a log-burning stove; perfect for cosy winter movie nights snuggled up on the sofa. Also overlooking the driveway to the front, both rooms offer ample space for all the family.





Savour the Memories

Doors from both living rooms open to the rear lobby, which leads directly to the contemporary open plan dining kitchen. Stone tiled flooring underfoot speaks of the rural-esque surroundings, whilst soft grey walls add a modern flair. A trio of pendant lights illuminate the dining space, with space for a corner sofa in the snug area. You can also dine casually at the breakfast bar.

Crisp white worktops offer plenty of preparation space, with handleless cupboards and drawers providing an abundance of storage. An array of fitted appliances includes an undermounted sink, cream Aga, two electric ovens, microwave oven, dishwasher, Kettle hot and cold water filter tap and fridge-freezer.

Step down to enjoy instant access via a pretty stained-glass feature door to the garden beyond.

Also accessed off the kitchen is a spacious, storage-laden utility room with plumbing for a washer and dryer.

Bedtime Beckons

Ascend the stairs to the first-floor landing, light and bright courtesy of a large window looking out over the fruit trees to the front.

On the left, a door opens to the master bedroom, where plush grey carpet and dove grey walls combine for a calm, soothing feel. Spacious and bright, also overlooking both the front and side garden, two archways provide access to a walk-in wardrobe to one side, furnished with wardrobes, and an ensuite to the right.

Crisp white tiling to the lower walls and slate tones underfoot, offer a modern finish, furnished with large, vanity unit wash basin, WC, mirrored cabinet and walk-in shower.

Along the landing, on the left, blush pink and soft grey combine in bedroom two, with views out to the opposite side and front of the home; verdant views abound in every room.

Spacious and comfortable, there is so much room for a double bed, wardrobes and other furnishings.





Freshen Up

Refreshment awaits in the bathroom next door on the left. A spacious and bright room, with dark grey tiles underfoot and creamy white walls, soak away the aches in the deep, freestanding tub, or freshen up in the shower. There is also a large wall mounted vanity unit wash basin, WC, towel radiator and underfloor heating.

Next door, the third bedroom, dressed in grey to the walls and carpet, offers views to the side and rear, and is currently used as a study, whilst bedroom four also enjoys double aspect views to the rear and opposite side gardens.

Each and every room brims with light, offering rest and relaxation for all the family.

Annextra Thought

Accessed via the utility room downstairs, and with its own, private, external access is a bonus annex. Herringbone flooring extends underfoot, in this large, open plan area, currently furnished with a double bed to the left, and with a large pool table and sofa showcasing the living space to the right.

A handy shower room with wash basin and WC opens up from the living room-bedroom, whilst tucked away further along, there is a second bedroom. Views extend over the garden, with a private area of garden and slate patio (currently containing a hot tub) accessed via the side porch of the annex.

Orchard Garden

Wrapping all the way around Peewit Lodge, the 1.18-acre garden is an outdoor oasis, with gravel borders, sunny tiled and slate patios and substantial areas of lush, flat lawn, perfect for children's games. There is even a dedicated children's play area.

Beyond the formal lawns, an orchard is brimming with fruit trees, whilst there is space to grow your own in the kitchen garden. The pond is a natural haven for wildlife.



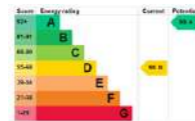
Approximate Gross Internal Area = 215.0 sq m / 2314 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1003197)



FINER DETAILS

- Freehold
- Council Tax Band
- Bio Mast heating
- 2 wood burning stoves
- Oil fired AGA
- 1.18 Acre Plot
- 8 Miles from Chester
- 2 Miles from Cheshire Oaks



On Your Doorstep

Explore the peaceful village of Thornton-le-Moors, a family-friendly setting where there is a park for young and old, alongside a reasonable size football pitch. Pop your canine companion on a lead and head to the local woodland, where you can watch the wildlife.

Surrounded by fields, take a stroll and breathe in the inimitable Cheshire air as the birds of prey hover overhead.

In the centre of the village, listen for the peeling of the bells at the fourteenth century St Mary's Church.

Pop into Hayrack Church Farm with the children, where you can feed the animals or simply relax on the decking overlooking the duck pool with its tranquil waterfall as the children play on the adventure playground.

Thornton-le-Moors is just a five-minute drive away from Cheshire Oaks and its boundless shops and outlets, whilst close to home, there is a farm shop on the edge of the village, at which you can pick up fresh fruit, vegetables and meat for your summer barbecues.

Only six miles from Chester, commute with convenience, whilst children have their pick of the local primary schools in the surrounding villages, with the independent schools of King's and Queen's also just a short drive away.

Versatility, comfort, countryside and convenience all combine at Peewit Lodge.



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WHAT3WORDS: [supreme.tadpole.card](https://www.what3words.com/supreme.tadpole.card)

To view Peewit Lodge Farm
Call John
on 01244 313 900
Email: john@curransunique.co.uk

18 Grosvenor Street, Chester CH1 2DD
www.curransunique.co.uk



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