









## 4 New Inn Cottage Wellbank Lane

Over Peover, Knutsford

A pretty country cottage positioned on a highly regarded road within the heart of Over Peover, with open views to the front and a landscaped rear garden, just moments from the popular public house, The Dog Inn.

Tenure: Freehold

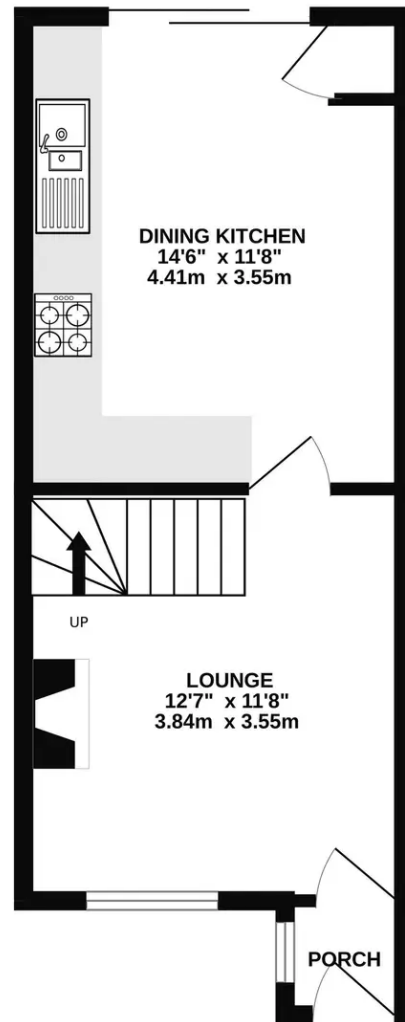
Council Tax band: D

EPC Energy Efficiency Rating:

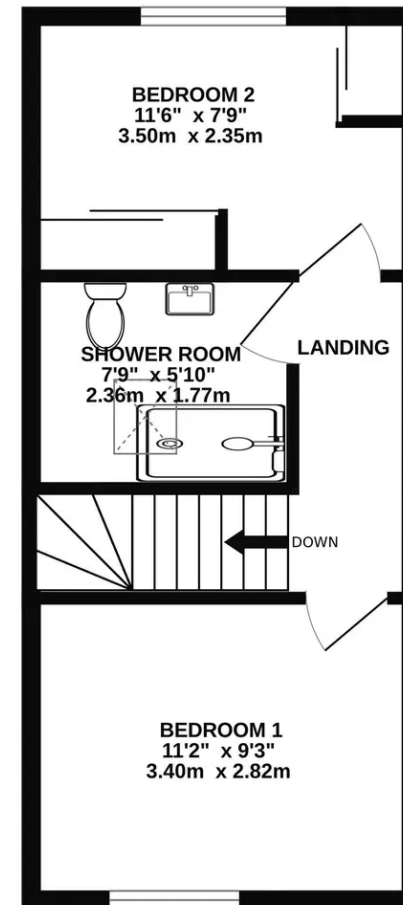
- Highly sought-after position in the village
- Immaculately presented and meticulously maintained
- Pretty gardens to the front and rear
- Highly prized village on the edge of Knutsford
- Recently upgraded boiler
- Quintessential country cottage feeling with extended dining kitchen



GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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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