

1 Heath Cottage

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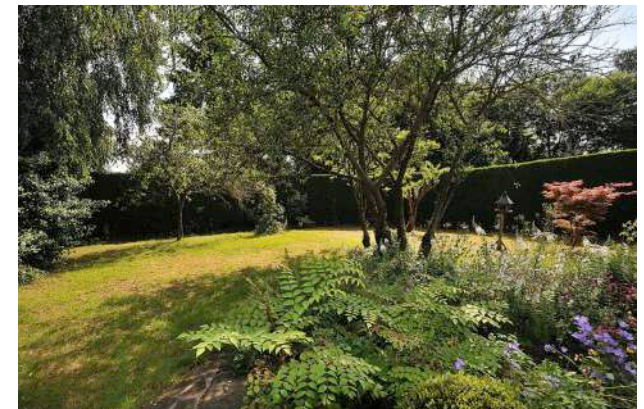


A beautifully situated extended semi detached period cottage in the most idyllic rural surroundings set within a delightful traditional English country garden extending to nearly one acre

Heath Cottages is situated in a stunning position on the rural outskirts of Lower Peover Village. It benefits from the most wonderful surrounding countryside and a superb landscaped plot of 0.85 acres, which includes a long sweeping gravelled driveway and double garage, beautiful traditional country gardens including a formal lawn, wild flower orchard and knot garden, and a lovely less formal area of grassland to the rear running into a wooded copse, adjoining open fields.

The house has been thoughtfully extended and refurbished over recent years and provides larger accommodation on the ground floor than the first floor with a good sized reception hall, splendid main lounge/sitting room with an aspect over the garden, good sized dining room and adjacent kitchen/breakfast room, and a super sun room or conservatory adjoins and overlooks the gardens. There is also a ground floor utility room and WC.

At first floor level there are two good-sized double bedrooms and a large main bathroom serving both.





The gardens are a truly wonderful feature south facing and surround the house on two sides bisected by the driveway which provides excellent turning facilities and good parking for vehicles, and there is a good sized detached double garage.

Lower Peover is a tremendously sought after rural village which lies just a couple of miles from Knutsford town, including a beautiful ancient church and fantastic pub/restaurant The Bells Of Peover. There is an excellent primary school and the village also has a general store and post office.

Directions: Proceed out of Knutsford on the A50, turning right signed for Lower Peover. After about a mile and a half, follow the road through Lower Peover village passing the Crown Pub on the right and turn left into Foxcovert Lane. Take the second fork right into Heath Lane and Heath Cottages can be found on the right hand side after several hundred meters

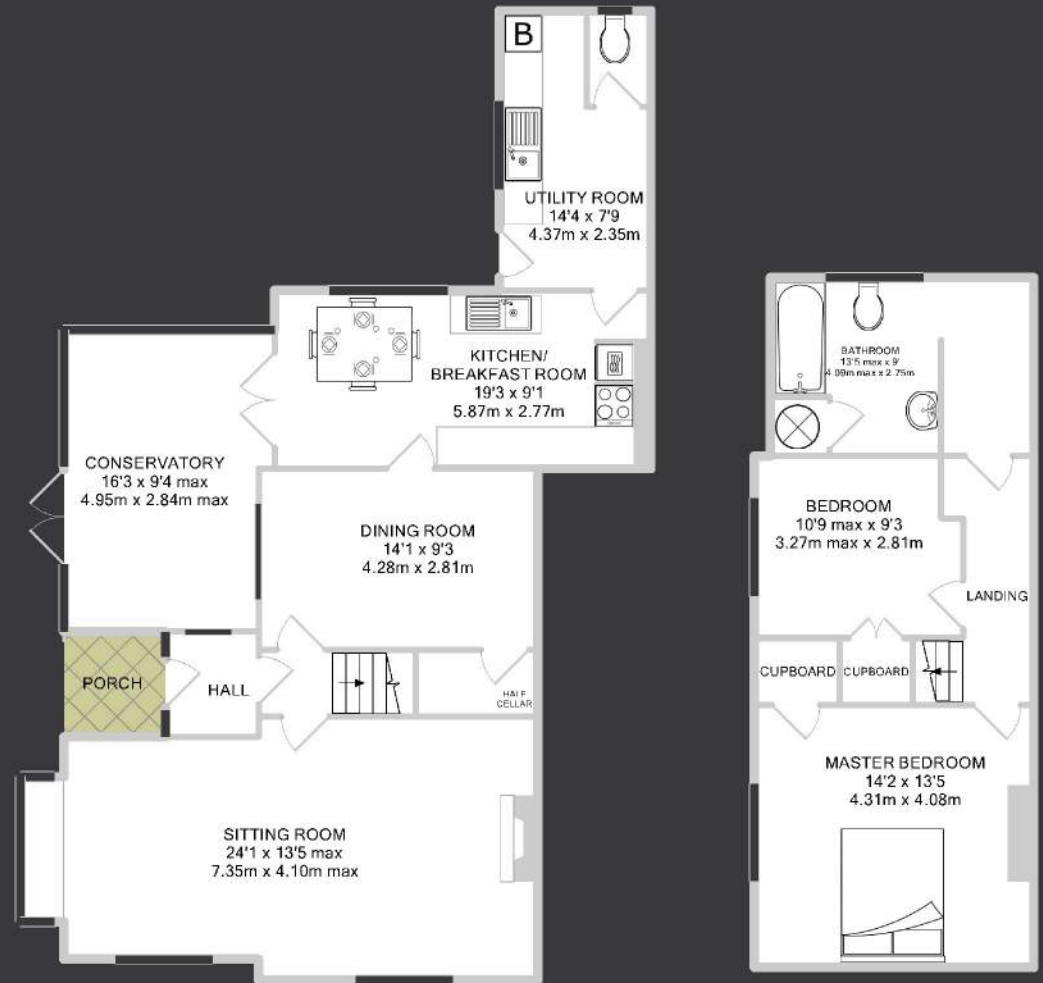


1 Heath Cottage

Heath Lane, Allstock
Knutsford WA16 9JE

Price: £625,000
Tenure: Freehold
Local Auth: Cheshire West and Chester

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	92	83	23
	26		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>		<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>	



TOTAL APPROX. FLOOR AREA 1458 SQ.FT. (135.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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