







## 2 Millbank Cottage Holmes Chapel Road

Over Peover, Knutsford

A beautifully presented cottage with 3 reception rooms, airy kitchen, 3 double bedrooms, 2 bathrooms. Well-maintained gardens, parking for 2-3 cars, EV charging point. 5 mins to Knutsford, near pubs, lovely walks.

Council Tax band: E

Tenure: Freehold

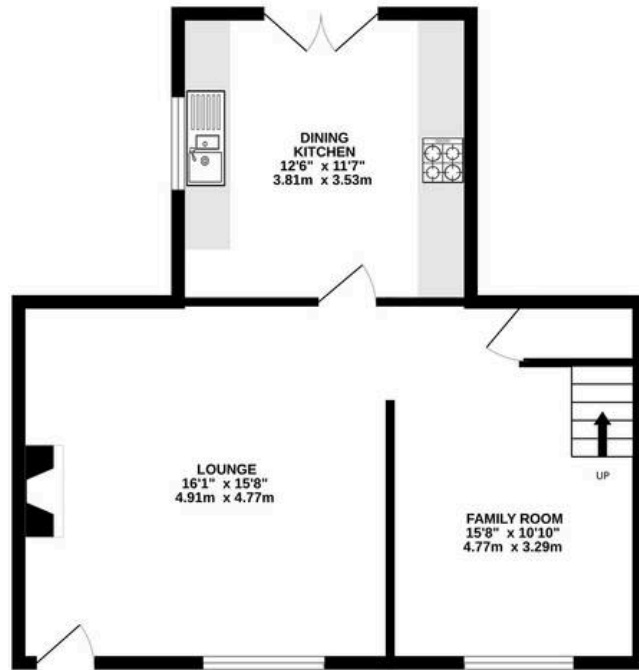
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

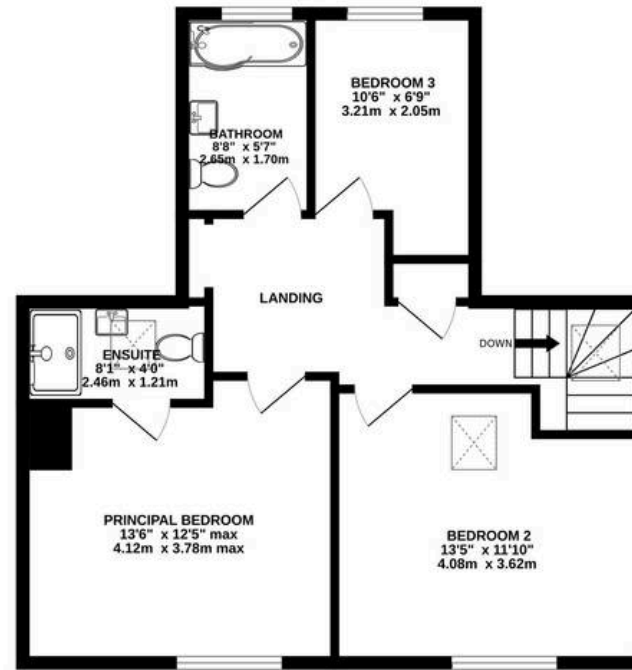
- **Charming Setting:** One of three period cottages on the edge of sought-after Lower Peover, accessed via Free Green Lane.
- **Recently Renovated:** Beautifully restored throughout with quality finishes and attention to detail.
- **Spacious Ground Floor:** Two good reception rooms and a bright dining/kitchen with countryside views and integrated appliances.
- **Character Features:** Exposed beams, open-plan layout, and brick fireplace with a wood-burning stove.
- **Bedrooms & Bathrooms:** Three doubles, including a principal with en-suite, plus a modern family bathroom.
- **Gardens & Parking:** Lawned front and rear gardens with shrubs and off-road parking for two cars.



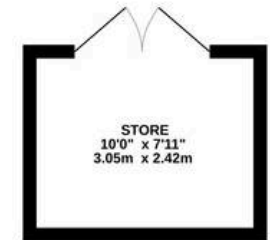
GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.4 sq.m.) approx.



79 sq.ft. (7.4 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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