

The Old Barn

LOWER PEOVER



Stuart Rushton
& Company



A fabulous country house in a wonderful position, situated at the end of a pretty country lane, standing within exquisite gardens including a pond and a lake, with a high specification and very spacious interior of nearly 5000 square feet. In all approximately 3 acres.

The Old Barn

Smithy Green, Lower Peover
Knutsford, Cheshire
WA16 9PW

- Knutsford 2 miles
- M6 (Junction 19) - 3 miles

The Property

The Old Barn is situated in a fabulous position at the end of a short no-through lane and lies adjacent to Lower Peover Hall. The barn, once part of the hall estate, was converted in 2007 and boasts fabulous accommodation which at just under 5,000 ft² provides a useable and flexible layout with large reception rooms and excellent bedroom accommodation, which includes a huge master bedroom suite. There are five ground floor reception rooms including a wonderful open plan kitchen living area overlooking the terrace.



Internally the house has been very well finished, offering excellent technology including an extensive sound and AV system with lighting controls and a Kaleidescape movie hard drive.

The setting of the barn is truly stunning, approached across a long sweeping gated driveway bisecting the two large main ponds and exquisite manicured gardens. The grounds in all extend to nearly 3 acres of lush lawns, lovely wetland areas, a heavily planted orchard, and there are numerous terraces around the house and a traditional walled garden.



Location

Lower Peover is a very popular and sought after village which lies just a few minutes south of Knutsford and has some lovely surrounding countryside, walks and bridleways. The village caters for some day to day needs with a village store/post office, and there is an excellent primary school and a wonderful pub restaurant called The Bells of Peover, nestling adjacent to the ancient St. Oswald's church in The Cobbles. Knutsford is the nearest main town and is well known for its quality houses, particularly within the Legh Road Conservation Area, which is famed for its Italianate style architecture, designed and constructed at the turn of the last century by Richard Harding Watt. There are many examples of this style throughout Knutsford, which is extremely pretty with narrow part-cobbled streets. It offers a range of day-to-day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around.

The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International Airport and to the west, Chester and North Wales.

Directions

From Knutsford take the A50 South towards Holmes Chapel. Proceed for about one and three quarter miles turning right on to the B5081 signposted Lower Peover and Middlewich. Continue for about 1 mile and the property can be found on the right hand side down a private lane.

Accommodation

Oak Framed Porch and **Heavy Oak Door** lead through to a:

Entrance Hall Opening to each of the ground floor reception rooms and with a large communications cupboard housing the AV equipment.

Drawing Room A large formal room with wood burning stove set within a substantial exposed brick chimney breast, and with an attractive aspect and two sets of French doors to the front terrace and gardens overlooking the walled garden at the back.

Study Full height window overlooks the rear courtyard, extensive range of fitted open-fronted oak bookcases.

Gym With door leading out to the rear courtyard, internal door to the ground floor shower room.

Cloakroom/WC/shower room Internal door to gym, oversized walk-in shower enclosure, WC and freestanding style wash basin on a plinth with mixer tap.



Dining/Family/Media Room A wonderful large room with space for dining for at least 10 people and with a large sitting area wired for a cinema set up or large screen TV. Double internal doors to the kitchen.

Kitchen/Breakfast/Living Room A wonderful open-plan space overlooking the main terrace with French doors and windows and a high vaulted ceiling with exposed timbers. **The Kitchen** is fitted with a range of oak cabinets providing a bespoke layout with base cupboards, large central island and pantry cupboards with American fridge-freezer and granite work surfaces. Sink unit with mixer tap, large stainless steel range cooker, additional fridge drawer units, built-in microwave and dishwasher. **The Breakfast Area** offers seating for 8-10 people and there is a **Large Sitting Room** with an attractive contemporary wood burning stove.





Door to **Utility Room** Door to rear courtyard, range of fitted cupboards and space and plumbing for washing machine and tumble dryer, fitted sink.

Fabulous turning flight oak natural wood staircase leads to a:

Impressive Galleried Landing Extensive range of natural wood fronted fitted cupboards with double height hanging space and tallboy chest of drawers. Open to annexe landing with porthole window and exposed ceiling timbers, leading to the secondary bedrooms.





The Master Bedroom Suite is a superb room large enough to accommodate a bedroom and sitting room with vaulted ceiling and exposed king truss. There are windows to two sides and air conditioning, and double doors lead through to a **Dressing Room** With range of fitted drawer cabinets and double height open fronted shelving. **En-suite Bathroom** Beautifully fitted with walk-in wet room style slate lined shower enclosure, freestanding claw foot bath, twin wash basins on cabinets and WC.

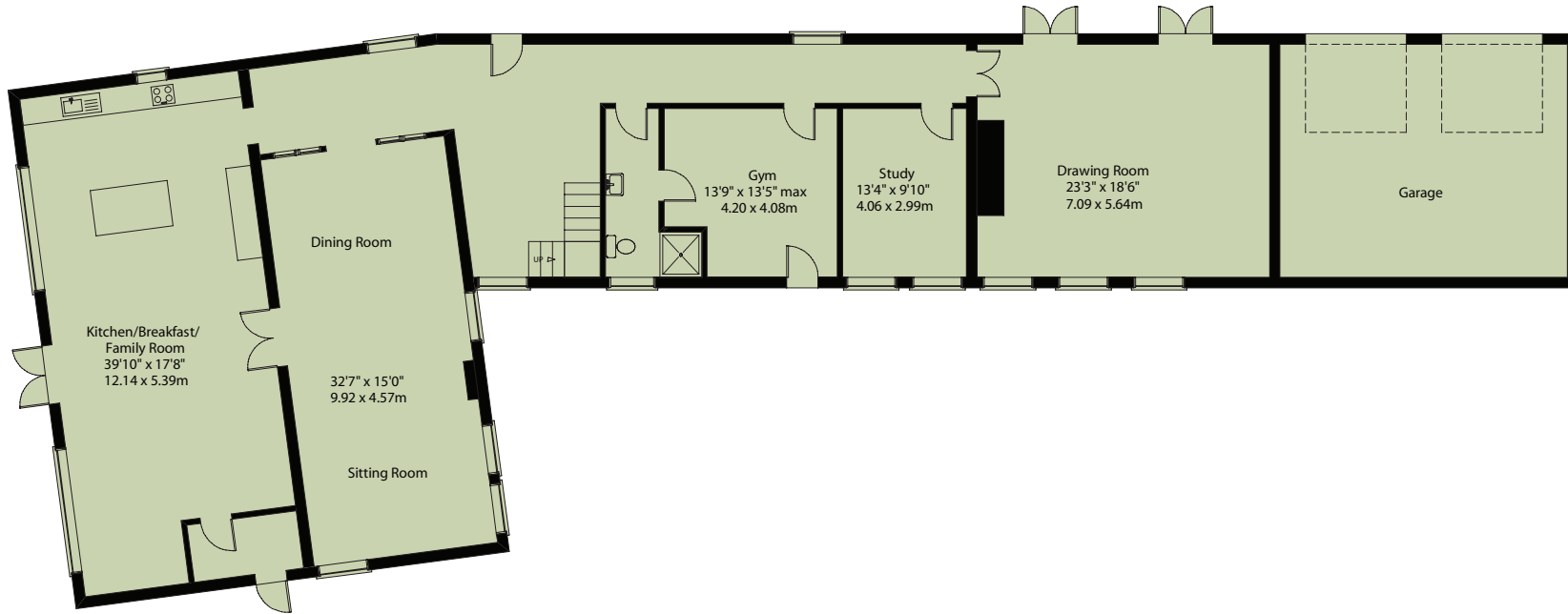
Guest Bedroom Suite comprising **Bedroom** with vaulted ceiling and exposed ceiling timbers. Large opening through to **Dressing Room** with an extensive range of fitted wardrobes providing double height storage and chest of drawers. Door to **En-suite Bathroom** Corner shower cubicle, concealed cistern WC, freestanding bath and wash basin on a cabinet. Feature tiled walls.

Bedroom Three Vaulted ceiling with exposed truss, range of built-in furniture providing wardrobes and dressing table.

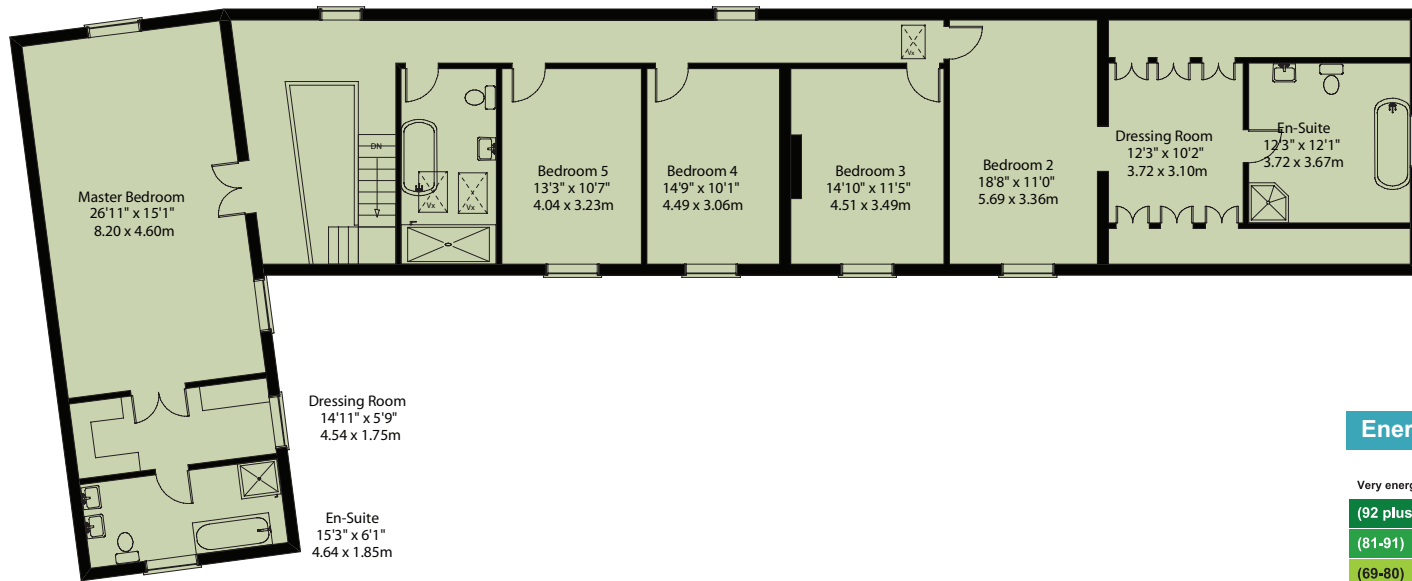
Bedroom Four Extensive range of built-in fitted furniture including wardrobes and chest of drawers.

Bedroom Five This room is currently used as an additional dressing room with three-quarter height sliding fronted wardrobes and twin chest of drawers.

Family Bathroom Walk-in wet room style shower enclosure, freestanding bath with claw foot, concealed cistern WC and wash basin on a cabinet, decorative wall tiling, fitted mirror.



GROUND FLOOR
 Utility Room
 8'10" x 4'7"
 2.69 x 1.46m



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Gardens & Grounds

Externally The gardens and grounds of The Old Barn are exquisite. The property is situated at the far end of Smithy Green adjacent to Lower Peover Hall and double opening remote controlled gates give access to a sweeping tarmac driveway which comes across on a causeway between two beautiful natural ponds. At the front of the house is a good sized turning courtyard and this leads to the double garage at the far end of the property.





The Gardens are beautifully managed by the owners, and a huge amount of work and interest has been taken over the past 5 or 6 years to create a true oasis. There are two huge ponds, interconnecting pathways, wonderful natural shrubbery and planting and a timber bridge.

At the side and rear of the house are attractive hard landscaped paved courtyards and terraces with planted shrub borders

and the one at the side of the kitchen enjoys excellent sun throughout the day.

An area of paddock lies adjacent to the gardens, which has been planted into an orchard with some 180 mixed fruit trees.

Double Garage Twin up and over doors, light and power.



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