



Highfield House | Peover Lane, Snelson





Highfield House



An impressive, extended and re-modelled large country house in exceptional five acre grounds, with comprehensive bespoke equestrian facilities, a separate two bedroom cottage/lodge, and fantastic large 4000 sq foot outbuilding, providing extensive garaging and leisure opportunities



Highfield House was acquired by the current owners about ten years ago and has been extended and extensively re-modelled since, and is presented in excellent order throughout with spacious accommodation over two floors that extends to almost 4,000 sq ft, and enjoys a wonderful aspect over private surrounding gardens and grounds, in all about 4.8 acres.

The house sits well back from the very picturesque Peover Lane with a remote controlled secure gated entrance and a driveway that splits to the front and side of the house and also to the rear, leading to the garaging and onwards to the stable buildings. This lovely small estate offers a host of leisure and recreation opportunities, with fantastic equestrian facilities, including a charming bespoke stable yard, and a huge outbuilding, currently set up as a superb classic car showroom, gym and bowling alley, but also suitable and easily large enough for an indoor leisure complex. A charming 1000 sq ft two bedroom timber framed lodge house provides another associated dwelling on site.

A wooden floored reception hall provides access to three ground floor reception rooms including a large drawing room, separate sitting/family room and a study. The kitchen/breakfast room is a lovely open space, fitted with a bespoke range of quality hand painted cabinets boasting a full range of appliances including a Sub Zero fridge freezer, and the breakfast/dining area has two glazed sections overlooking the terrace and garden to one side. At the rear of the house off the kitchen is a stunning oak framed entertaining lounge with full height glazing at one end and bi fold doors overlooking a large deck. This is a fabulous main reception room with exposed trusses, a first floor mezzanine gallery and a designer ceiling hung wood burning stove.



At first floor level there are four bedrooms and two bathrooms in all, the master having an en-suite bathroom.

Detached lodge/cottage

An oak framed lodge sits within the gardens of the house, fully self-contained and finished to a lovely standard, extending to around 1,000 sq ft. There are two bedrooms sharing one large bathroom, and the large open plan kitchen/dining/lounge is a lovely space with a glazed aspect onto the gardens at the rear. There is an adjoining garage/store that may be able to be converted into the accommodation.



Outbuilding/Garaging/Gym and Leisure building

A 4,000 sq ft this modern single storey building is a fantastic feature of the house and ideal for a classic car collection or similar with a polished concrete floor, exposed truss work and glazed walls on two sides, leading into a substantial gymnasium and sitting area with adjacent fully working bowling lane. The gymnasium could easily be used as more of a leisure room such as a games or meeting space and the garage is a wonderful asset to somebody with interests in vehicles or would perhaps convert into a large indoor swimming pool complex (subject to engineering considerations).

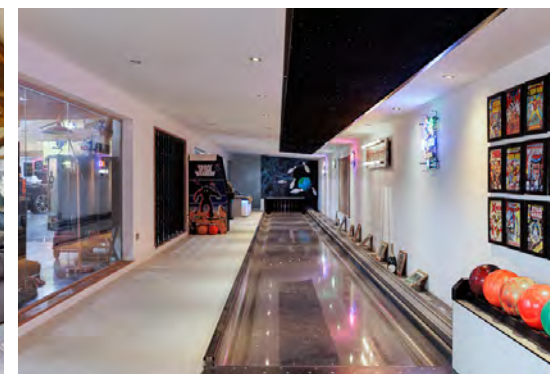


The Equestrian facilities

At the rear of the leisure building is a fabulous bespoke range of stable buildings formed in a courtyard with cobbled and concrete forecourt with a central fountain. There are four stables and two lounge spaces here as well as a kitchenette and WC, and the yard opens straight out onto several fence paddocks with field shelters and a full sized floodlit arena. There is also a range of bespoke kennels.

The formal gardens surround the house on all sides with well tended lawns, beautifully stocked flower and shrub borders and a number of mature trees.

A former open fronted car barn adjacent to the house has been glazed and would be excellent for an outside gym or office and an outdoor swimming pool area is private and sheltered, being partially walled with a York stone flagged terrace and an outdoor kitchen/BBQ area partially covered in a small summer house.



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Peover Lane, Snelson,
Cheshire. SK11 9AW

Price : Guide £3,250,000

Tenure : Freehold

Local Authority : Cheshire East

EPC : C (75) Council Tax Band: H



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