



Honeywood | Middlewich Road, Lower Peover





Honeywood



An exceptional large country house in a wonderful position in a prominent position in this sought-after rural village, extended and refurbished in recent years, including an indoor leisure complex, standing in exceptional landscaped gardens and grounds, leading down to the Peover Eye River, in all about 3 acres.



Lower Peover is a popular and pretty village that lies several miles to the southwest of Knutsford town. Home to some beautiful surrounding countryside, and the well-renowned pub the Bells of Peover and adjacent ancient Church, St Oswalds, the village has a genuine sense of community boasting an exceptional village store/Post Office and a superb primary school.

Honeywood is a fabulous family house, altered, extended and enlarged and available for the first time in 25 years, enjoying a wonderful aspect over its extensive mature gardens and grounds, which sweep away from house, face due south, and adjoin the Peover Eye River in the distance.

The grounds in all extend to around 3 acres of mainly formal gardens and the house is approached via a long tree lined driveway with large turning forecourt and a triple garage block. The front lawn is manicured with mature trees and estate railings, and the wonderful landscaped grounds surround the house and include several large areas of terrace, with one large entertaining al fresco space adjoining the indoor swimming pool complex.

The gardens are flat immediately astride the house, and gently slope away beyond with rockeries and mature planting, and enjoy a wooded backdrop and flat lower lawn, shaped around the meandering Peover Eye River.

The house was extended and extensively modernised some years ago and again recently when the kitchen family area was completely remodelled, and the owners have continued to maintain the house to a very high standard during their time in residence. The property is presented very well throughout, and provides a flexible array of accommodation which includes six reception rooms in all as well as a ground floor leisure complex, and at first floor level there are five bedrooms and three bathrooms. In all the floor area extends to around 6500 square feet or thereabouts.

On the ground floor a galleried reception hall gives access to each of the reception rooms with the drawing room at one end of the house and the kitchen at the other, and has a cloakroom and WC off.

The main drawing room is a large triple aspect room with French doors leading to a covered veranda at the rear opening on to the garden terrace and it boasts an open fireplace with stone surround. A gentleman's study or second sitting room sits next to the drawing room with French doors to the terrace and a good-sized dining room overlooks the front of the house with space large enough for a table for 10 or 12 people. A second and substantial but more informal lounge enjoys full height glazing and French doors to the terrace overlooking the garden and has a glass door into the open plan kitchen dining family room.





This huge space was recently redesigned and refurbished, and enjoys a wonderful aspect over the gardens at the rear. Tiled throughout, it provides a large lounge/family room with bi-fold doors to the terrace, open to an impressive kitchen/breakfast room with windows to both the front and the rear and a large roof light. It is fitted with a range of hand painted bespoke cabinets and a large central island incorporating extensive built-in appliances. A glazed door from the kitchen leads in to the leisure area and there is both an adjacent utility room and boot room with a bespoke range of cabinets and double doors to the front forecourt.

The Leisure Complex is split level and was constructed in 2001, incorporating a large games room which also provides further flexible reception accommodation and is currently used as a snooker room, an adjoining kitchenette and WC and several steps down into the swimming pool room. This is a splendid room with high vaulted timber truss ceiling and a triple aspect with banks of windows and French doors overlooking and leading out to the terraces and garden beyond. The pool has a tiled surround, electric cover and is heated, and has an adjacent shower room and sauna with internal pool workings room.

At first floor level the bedrooms are extensive. The principal bedroom is a large room with built-in furniture and double doors to a covered terrace overlooking the gardens to the rear and includes a dressing room with matching cupboards and an en suite bathroom. There are four further bedrooms and two bathrooms – including a guest bedroom with an en-suite shower room, and each of the bedrooms, whether they look to the front or the rear, enjoy the most wonderful aspect over the surrounding gardens and have truly lovely views.

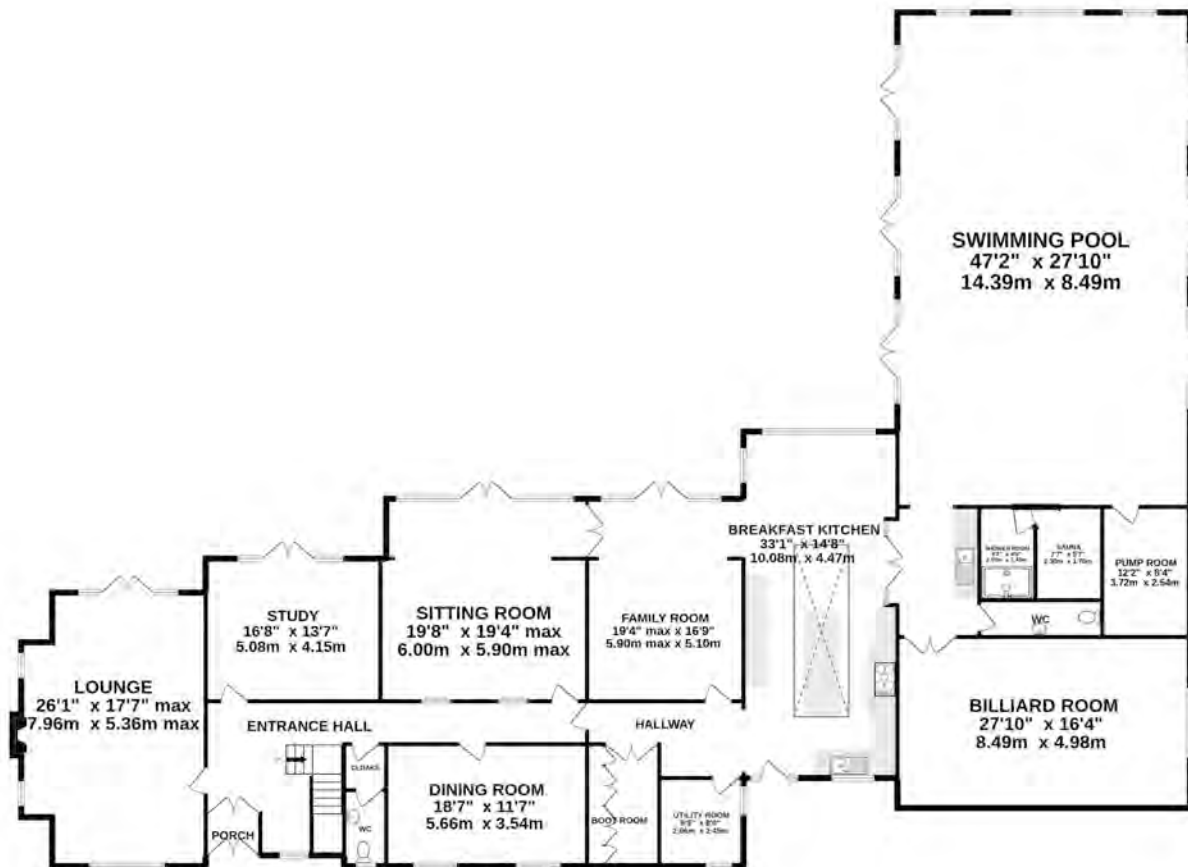
Special note:

On the most Westerly boundary with Middlewich Road there is an area of woodland. Part is owned by Honeywood and part is unregistered but believed to be owned by East Cheshire BC. The division is clear on the title plan but there is no visible fencing on site.

The house is drained to a private septic tank, which we believe is non-compliant as at the 2020 regulation change.



GROUND FLOOR
4994 sq.ft. (464.0 sq.m.) approx.



1ST FLOOR
1528 sq.ft. (142.0 sq.m.) approx.



TOTAL FLOOR AREA : 6523 sq.ft. (606.0 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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Middlewich Road, Lower Peover,
Cheshire. WA16 9PU

Price : Guide £2,750,000

Tenure : Freehold

Local Authority : Cheshire East

EPC : C (70)



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