

# Smithy Green Farm

Smithy Green, Lower Peover



Stuart  
Rushton  
& COMPANY

A charming, semi-detached period cottage in a wonderful situation in this exceptionally popular and sought after village, beautifully modernised throughout and enjoying a wonderful open aspect over immaculate gardens to open fields at the rear

Extended and refurbished over recent years, and presented beautifully by the present owners in a charming cottage style the house is situated in a wonderful edge of village position, private and tucked away and enjoys a lovely open aspect to the rear. The house has balanced, cottage style accommodation, immaculate gardens and several useful garden buildings providing space for a workshop and a separate home office.

The front door opens to an entrance lobby and into a really lovely, recently refurbished kitchen/dining/family room with a triple aspect and glazed door in to the garden. This lovely space has beautiful Neptune hand painted cabinets with quartz work tops and an Ever Hot (Aga style) cooker, and a large central island. There is enough space for a good sized sitting area and a dining table and there is an adjacent utility room with open fronted shelving, a Belfast sink and fitted cupboards. A ground floor WC has quality fitments. A charming lounge has French doors leading to a small terrace at the front, wood burning stove, and a hand painted fireplace with matching cupboards to the side.





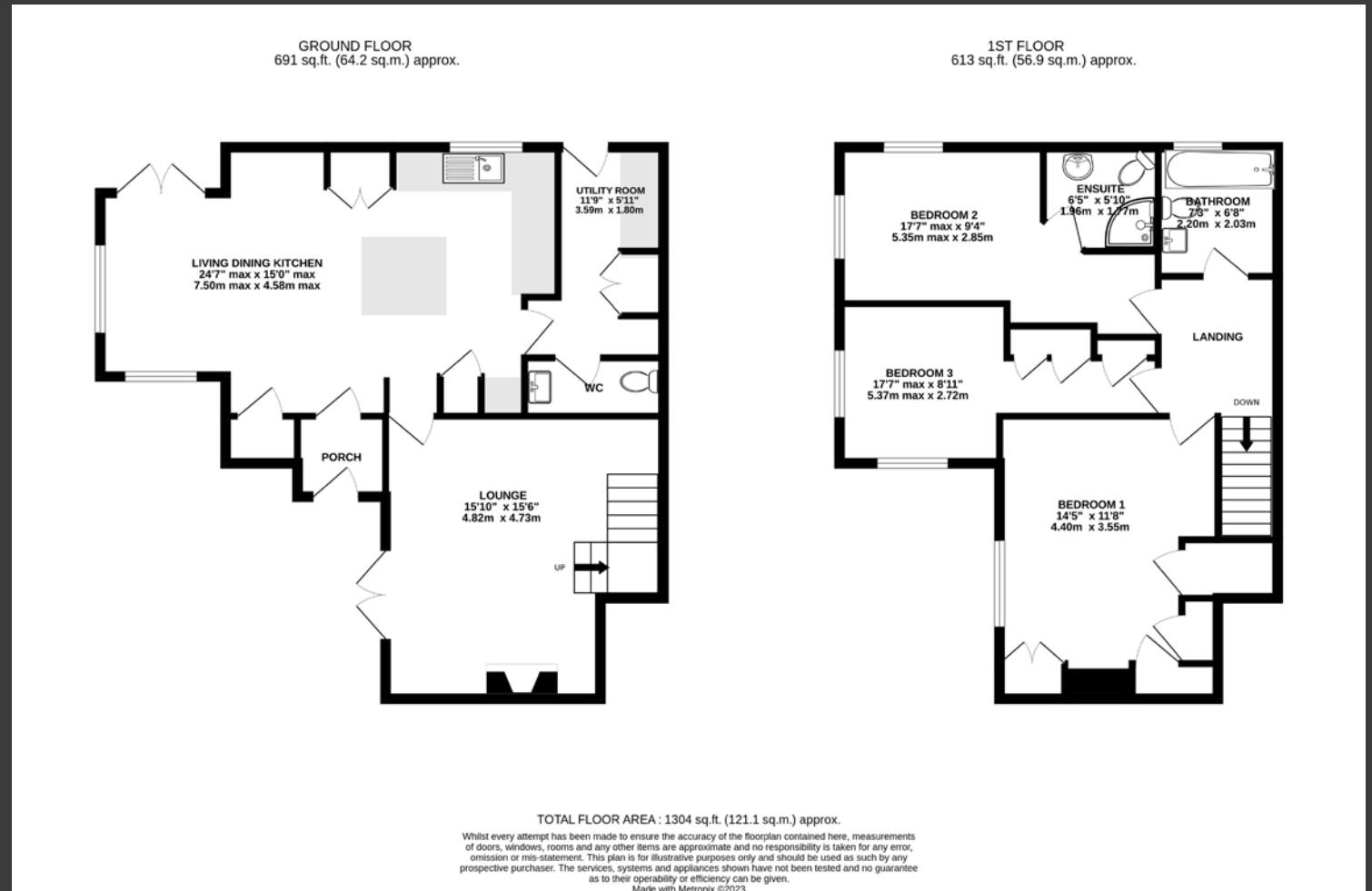
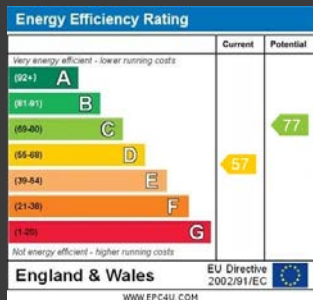
A staircase leads from the lounge to the first floor landing giving access to the bedrooms. The main bedroom has a lovely view over open fields to the rear and an en suite shower room. The second bedroom is a large double with fitted wardrobes and bedroom three has a range of built-in wardrobes and is large enough for a double bed and enjoys a dual aspect. There is a refurbished family bathroom with shower over the bath.

A gravel drive provides off-road parking for several cars to the front and the rear garden is a feature of the house - beautifully maintained, and compact with immaculate lawn, shrub borders and a large rear terrace with covered oak framed pergola. There are several useful buildings including a timber garden workshop and also a small timber studio, useful for a home office or perhaps a small gym.



# Smithy Green Farm Smithy Green Lower Peover Cheshire WA16 9PW

Guide Price: £750,000  
Tenure: Freehold  
Local Auth: Cheshire East  
Council Tax Band: F



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