

Crown Cottage

Crown Lane, Lower Peover



Stuart
Rushton
& COMPANY

An extended semi detached period cottage in a lovely position in the middle of village, standing in extensive lawned gardens of nearly three quarters of an acre, offering good scope for further extension and improvement

Lower Peover is an extremely sought after village, home to several pubs, an excellent village store and a highly regarded primary school. Crown Cottage and its adjoining neighbour sit in a superb position in the middle of village boasting a good sized driveway and fantastic surrounding gardens with lovely open views at the rear over farmland and open countryside, in all about 0.7 of an acre. A second gated entrance is located near to the garage. Subject to planning permission there is great scope for development and extension to make superb use of this excellent plot.

The house is approached from the side, into an entrance lobby and vestibule with excellent storage space. A glazed inner door leads through to a large dual aspect sitting room with views to the front and side. There are two sets of folding glazed doors leading into a good sized second sitting room/orangery with glass ceiling lantern and French doors out to the rear terrace. Off the orangery is a downstairs WC and shower room modernised and designed as a wet room.





The kitchen, by Poggenpohl, has a range of contemporary style base and eye level cabinets with a large central island and two windows overlooking the garden at the front. There are a range of built-in appliances mainly by Gaggenau and an adjacent utility room and pantry. At the rear of the house is another good sized snug with bow window to the front and a rear lobby or study area gives access to the staircase leading to the first floor.

At first floor level, there are currently two bedrooms, a large main room with windows to the front and the rear with a range of built-in wardrobes which enjoys an adjacent dressing room and door to a walk-out balcony. The second bedroom is smaller but is still a double room with a built-in wardrobe and they share a family bathroom, newly re-modelled with a free standing style bath and separate shower cubicle.

Externally, a brick gateway gives access to a tarmac and York stone flagged driveway providing off road parking for a large number of cars. There is a good sized terrace at the rear of the house and the lawned gardens which wrap around the house to the side and rear. There is a brick built garage, adjacent to a second gated entrance, and a summerhouse at the bottom of the garden.



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Cheshire WA16 9QB

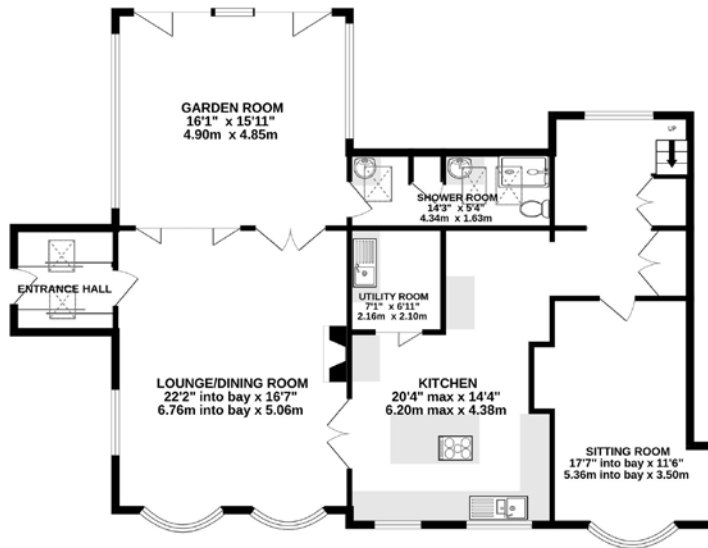
Guide Price: £700,000
Tenure: Freehold
Local Auth: Cheshire West and Chester
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E	57	
(21-38)	F		
(1-20)	G		

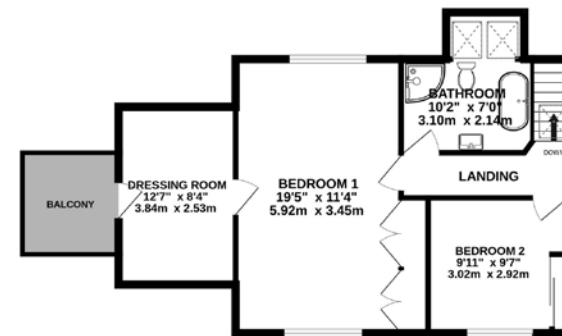
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC
WWW.EPCAU.COM

GROUND FLOOR
1317 sq.ft. (122.4 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1908 sq.ft. (177.3 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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