



White House | Trouthall Lane, Plumley





White House



A handsome and substantial country house with the most wonderful, southerly aspect over fabulous private gardens and grounds adjoining the pretty Peover Eye river, in all around 5.5 acres, and including an excellent range of former stable buildings suitable for a variety of ancillary uses.



Trouthall Lane is a popular and sought after lane, with lovely surrounding countryside, lying about 10 minutes drive to the south of Knutsford, with easy access to Plumley Village including the village store, train station to Manchester/Chester, and the A556 link road (M6 - J19 5 minutes).

The house sits on the premium, southerly side of the road with the most expansive aspect over its own charming grounds, with the river and countryside beyond. Constructed originally in the 1930's and extended in the 1970's by the current owner it provides spacious and well maintained family accommodation of nearly 4,000 sq ft in the main house, and includes three principal ground floor reception rooms and five bedrooms at first floor level.

The accommodation includes an impressive reception hall with galleried staircase, a triple aspect drawing room with fireplace and views over the gardens, large formal dining room overlooking the terrace, and a rear secondary hallway which accesses a pantry, utility room, boot room and the open-plan kitchen/dining/living space.

This large informal area boasts banks of windows and glazing overlooking the gardens and grounds towards the river and includes the kitchen, fitted with a range of natural wood units with central island and space for a good sized dining table, a morning room which is currently used as a study, and links in to an impressive family/day room with vaulted ceiling - a really lovely daytime lounge.





At first floor level there are five bedrooms - all good sized doubles, and all enjoying simply wonderful views over the gardens and open countryside. The main bedroom has a dual aspect with three quarter height window overlooking the garden, a walk-through dressing room and a remodelled en suite shower room with high quality fittings. Bedroom two overlooks the rear and has an en suite shower room and the three further good size double bedrooms share a large family bathroom.

The gardens and grounds are an exceptional feature at White House and the house sits centrally in its plot which runs for some distance along Trouthall Lane. A sweeping driveway meanders to the front of the house and onwards to a parking forecourt where there is an attached double open-fronted garage with EV charging point and a good size tractor shed, there is plenty of parking for a large number of cars.

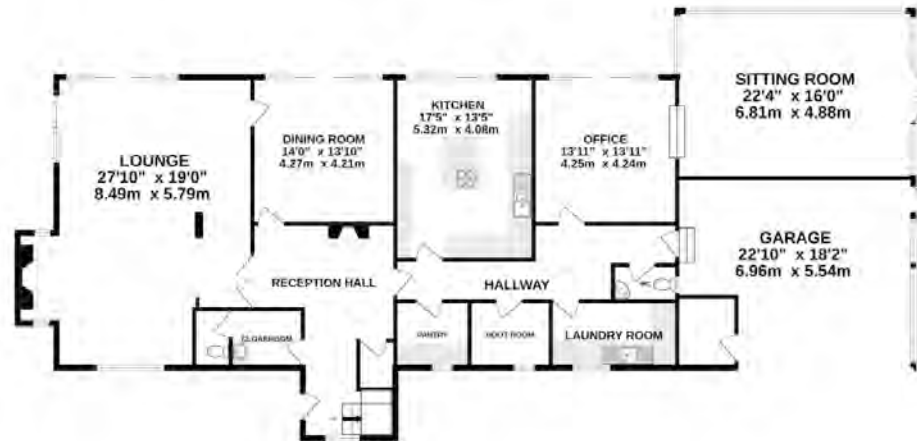
An expansive terrace sits to the rear of the house, enjoys a wonderful sunny aspect and a panoramic view over the garden towards the river beyond. The current owner has worked hard on the garden over some 40 years, its a picture in the spring and summer and a perfect place to bring up a family. On either side of the formal gardens are two paddock areas, both with road access - one extending to about 3 acres with a field shelter and a smaller paddock with a range of very useful single storey timber former stable buildings, part of which have been altered over the years to provide excellent additional ancillary space to the main house. They provide an opportunity, not for full redevelopment in terms of a new dwelling here, but for a number of associated uses such as domestic offices, and are currently configured as a large games room. There is a workshop in a two storey timber clad Dutch barn which also provides further useful storage space on the upper level, and three excellent timber stables.

It is important to say that we are not suggesting that there is an opportunity for planning consent for a separate dwelling here but the stable buildings are very useful and provide excellent additional amenity value as a combined package.

Services: Septic tank (not compliant to 2020 regs), the property is currently on oil fired central heating, although there is a mains gas point from the road to the house. This has not been connected.



GROUND FLOOR
2531 sq.ft. (235.2 sq.m.) approx

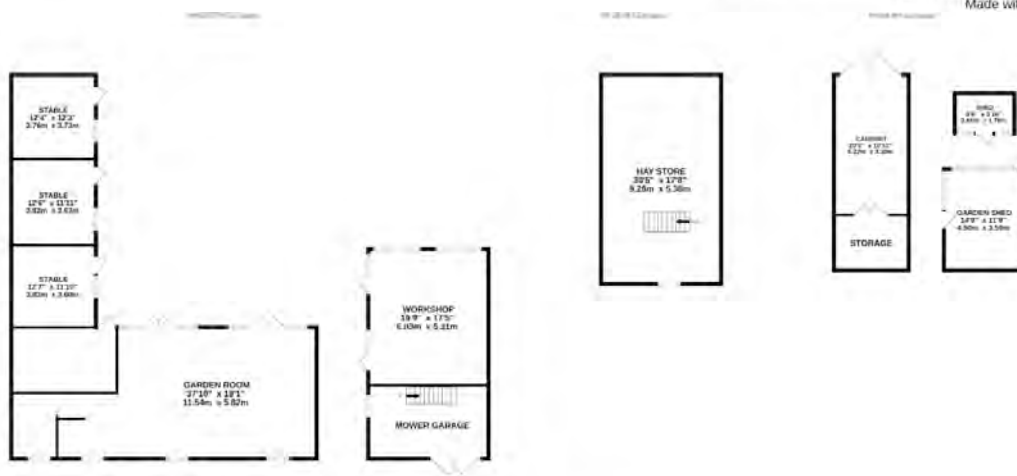


1ST FLOOR
1534 sq.ft. (142.5 sq.m.) approx.



TOTAL FLOOR AREA : 4065 sq.ft. (377.7 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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TOTAL FLOOR AREA : 2302 sq.ft. (213.6 sq.m.) approx.

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Trouthall Lane, Plumley,
Cheshire. WA16 9RZ

Price : £1,995,000

Tenure : Freehold

Local Authority : Cheshire East Council Tax Band: H

EPC : E (52)



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