



8 Hulme Lane, Lower Peover

£475,000

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## 8 Hulme Lane, Lower Peover

**An extended & beautifully refurbished three bedroom semi-detached house, with a generous garden and gated driveway, situated in a semi-rural village location, close to amenities and backing directly onto fields.**

Lower Peover is a charming rural village located within 10 minutes, drive of Knutsford and only a little further into the centre of Northwich.

The village boasts an OFSTED outstanding primary School as well as a number of good pubs and restaurants located both within the village and nearby. There is a village store, which provides foremost, day-to-day, necessities, and the nearby village of Plumley offers a train station located on the Chester to Manchester line, with a commuter service, stopping at a number of the nearby villages and towns. The property which is semi-detached, has been extended and beautifully refurbished, offering stylishly appointed and well balanced accommodation laid over two floors. There is secure off-road parking at the front of the house, and a very generous flat lawn garden to the rear which backs directly onto fields, enjoying pleasant open aspects.

On the ground floor level. There are three reception areas, including a good sized, sitting room situated at the front of the house, with oak frame bi-folding doors opening out into the dining kitchen, creating a versatile open plan space perfect for entertaining. The kitchen has been refitted with attractive sage green cabinets, with contrasting stone worktops and a central island. Beyond the kitchen, there is beautiful orangery extension, which is open to the house and provides an abundance and additional natural light into the home.

On the first floor level, there are three bedrooms which are all of double proportions, sharing the use of a luxurious shower room, which was recently refitted to an exceptional standard, matching high quality fittings with stylish green copper oxide porcelain wall and floor tiles.





**Entrance Hall** Double glazed entrance door and window to front. Tumbled limestone tiled floor, and turning flight staircase leading to the first floor, with a window at half landing height and a useful under stairs storage cupboard.

**Downstairs WC** Fitted with white contemporary style sanitary-ware consisting of a low-level WC and a pedestal wash basin. Tumbled limestone tiled flooring and a double glazed window to the side.

**Dining Kitchen** A wonderful open plan dining kitchen, fitted with an attractive range of matching sage coloured wall and base level cabinets, surmounted with bevelled edge granite worktops, incorporating a matching central island unit and a combination of quality integrated and freestanding appliances. Tumbled limestone flooring throughout, double glazed window to the rear, and opening into:

**Orangery** A stunning glazed extension with attractive Minton style tiled flooring throughout, and French doors leading out onto a large Indian Stone patio. Sitting Room With an attractive double glazed bay window to the front and a range of built-in storage units, incorporating shelving, cabinets and a TV housing. Central fireplace with A granite half and a reclaimed timber mantle housing a cast-iron woodburning stove. Oak frame double bi-folding doors connecting through to the Kitchen.





**First Floor Landing** Double glazed window to the front and loft access into the roof void with a fixed pulldown ladder.

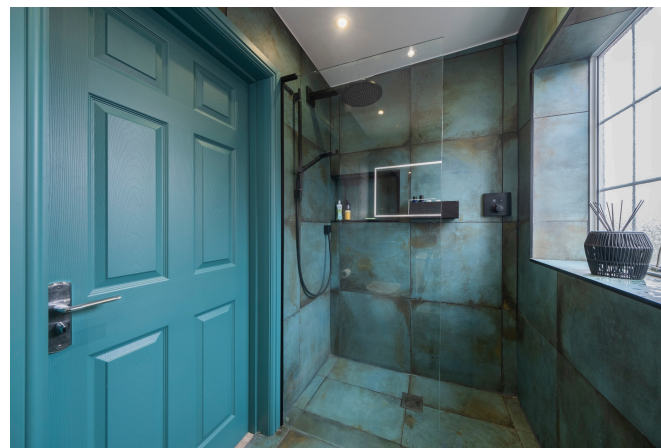
**Bedroom One** A large double bedroom with a double glazed window to the front and a built-in single wardrobe with double doors.

**Bedroom Two** A generous double bedroom with a rear facing double glazed window, and a matching range of built-in bedroom furniture, incorporating wardrobes across two walls and a dressing table.

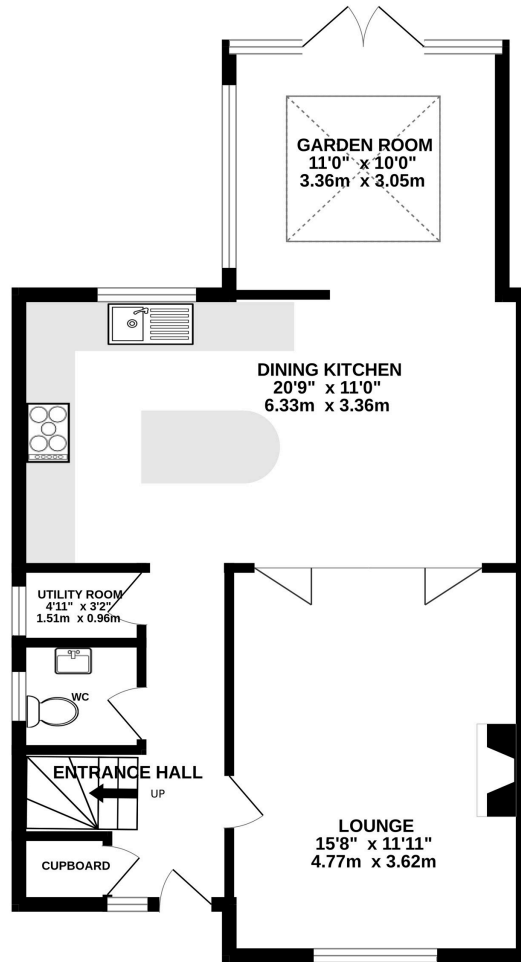
**Bedroom Three** A good sized single bedroom (or small double) with a rear facing double glazed window.

**Shower Room** Stylishly appointed in beautiful copper oxide coloured porcelain tiles. Fitted with a high-quality, three-piece suite, with black fittings, comprising of a wetroom style shower enclosure, a wall hung wash basin with floating storage drawers below and a matching concealed cistern WC. Wall fixed illuminated and heated mirror, ladder towel radiator, and an opaque double glazed window to the rear.

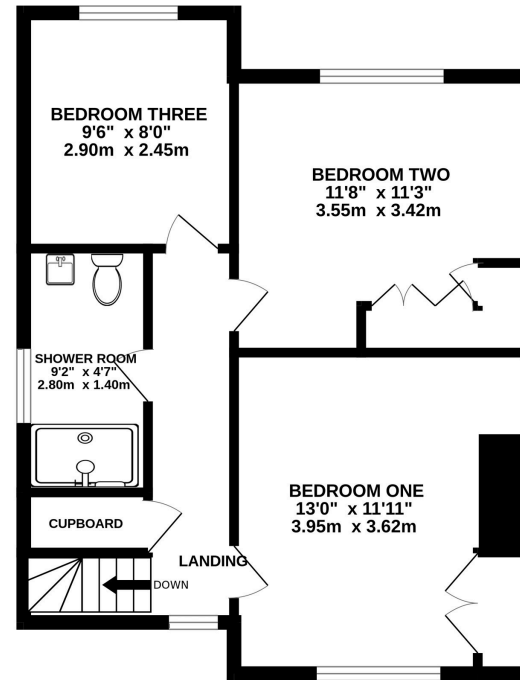
**Externally** The property is accessed at the front by wrought iron electric gates, leading on to a wide block paved driveway providing parking space for 2 to 3 cars. The rear garden is very generous in size, and is enclosed to all sides by a combination of mature hedges and panel fencing. The majority of the garden is laid to flat lawn, with a pathway connecting a large area of Indian stone flagged patio located to the rear of the house.



GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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