



Georgian Grade II listed country house

Free Green Farm, Free Green Lane, Over Peover, Knutsford, Cheshire WA16 9QX

Freehold



6 bedrooms • 4 bathrooms • 3 reception rooms •
Guest/staff apartment • Farmhouse kitchen with AGA •
Conservatory • Outdoor swimming pool • About 1.77
acres

Local information

Free Green Farm is set at the head of a tree lined carriage driveway protected by woodland to the front and with glorious views over Cheshire countryside to the rear.

Over Peover is a delightful rural community well placed for access to the market town of Knutsford and Free Green Farm is a pleasant 0.75 mile walk from the much admired Bells of Peover gastro pub and the village shop in Lower Peover is about 1.5 miles away.

There is fantastic access to the North West's commercial centres via the M6 at Holmes Chapel and Knutsford, about equidistant, and Knutsford has a fantastic range of specialist shops, supermarkets and a full range of services.

There are superb leisure facilities within easy reach with a number of golf courses, livery, sailing at Redesmere or Great Budworth, leisure centres in Knutsford and Holmes Chapel and the house adjoins a bridle path for lovely walks in the surrounding countryside.

The house stands within about 1.77 acres of mature landscaped gardens with hidden areas, mature woodland and a sunken pond area. The heated outdoor swimming pool is perfect for summer entertaining and lies on the south side of the house with a barbeque terrace and a summer house is perfectly placed to look over the gardens.

About this property

Dating from 1720 Free Green Farm is a magnificent Georgian Grade II listed country house and one of the finest period homes in the area.

Behind the elegant double fronted façade is a home of undoubted merit with some unrivalled period features. This charming home has been owned by the present family since 1931. The property presents a fantastic opportunity for buyers to stamp their own mark upon it.

The accommodation is classically presented and includes a dining hall with an oak floor, a stone fireplace and a cloakroom with a WC. The oak panelled dual aspect library/study has another stone fireplace and window seating overlooking the woodland to the front.

The drawing room is outstanding with its large fireplace, oak flooring, library shelving, garden views from the window seating and superb oak ceiling mouldings. Opening into an elegant conservatory, this is a wonderful entertaining area.

The farmhouse kitchen has plenty of space for a large dining table, a decent larder, a double AGA and a door opening to the garden and pool area. A conservatory with terra cotta floor tiles lies off and overlooks the gardens and swimming pool.

A boot room with a rear entrance door lies to the rear and has a utility area, dual aspect and





a tiled floor. There is a door into the changing room and a WC for the swimming pool.

There is an external staircase to the self-contained apartment. This is also accessible from the half landing of the main staircase. The apartment includes a sitting room, a dining kitchen, bedroom and shower room.

On the first floor the master bedroom suite is splendid, with en suite and enjoys a dual aspect. French doors open onto a roof terrace. An adjoining dressing room was converted from a third bedroom and has fitted wardrobes and French doors to a balcony overlooking the gardens.

The second principal bedroom has a pair of windows to the front and an en suite shower room along with airing cupboard. The house bathroom is very generous and includes a large bath, and a Sanitan suite including a bidet and WC. There are two side windows.

The cellars are barrel vaulted and include the oil fired central heating boiler.

The second floor includes three further double bedrooms, two with dressing areas and dual aspects. This floor is served by a house shower room.

There is a range of outbuildings including a garage and workshop, a timber garden garage with an inspection pit, a timber three bay store. There is a summer house overlooking the gardens, an oil tank and an outdoor swimming pool. The magnificent gardens have been enjoyed by many as the property participated in The Yellow Book

Openings. Only upon inspection can one enjoy the pleached limes, herbaceous borders, ponds, parterre, garden of the senses, British woodland with fernery, quasi jungle area with Saracenia. Topiary. The extravagant gardens are completed by a folly. A truly wonderful sanctuary.

Services: Mains water & electricity. Private drainage and oil central heating.

Directions: Please ignore the post code for the directions and use the What3words App/// pheasants.pushes.florists

Tenure

Freehold

Viewing

Strictly by appointment with Savills









Free Green Farm

Gross internal area (approx) 419.94 sq m / 4520.19 sq ft

Outbuilding 44.87 sq m / 482.97 sq ft

Cellar 27.60 sq m / 297.08 sq ft

Total 492.41 sq m / 5300.25 sq ft



Restricted Head Height



For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02026071 Job ID: 142565 User initials: MH Brochure prepared June 2020