Pickmere House is a grade II Listed, Georgian house

Pickmere House, Park Lane, Pickmere, Knutsford, WA16 0JX

Freehold
Pickmere House is a Georgian grade II listed building dating back to 1772. Originally built as a farmhouse, the property commands picturesque views over the surrounding countryside. Situated in the centre of the village of Pickmere the house is now a family-run small hotel.

The property is set back from Park Lane and can be accessed either via a pedestrian gate leading to the front door or gravel driveway to the left of the property. There is ample parking and space to turn for numerous vehicles.

Entering the property from the front door, a grand and spacious hallway runs the full length of the house. There are four reception rooms on the ground floor and currently split between the owners and guests recreational space. On one side is the dining room and double doors leading through to a sitting room, both rooms featuring fireplaces, and the other with a further living room/ study, again with log burning stove, and a spacious kitchen. The Kitchen is complete with numerous wall to floor units, a range gas cooker and space for a washing machine, dryer and dishwasher.

On the ground floor there is a W/C and an entrance porch to the rear of the property.

A staircase leads from the entrance hall to the first floor where there are five double bedrooms and five bath/shower rooms on the second floor you will find a further six bedrooms and five bath/shower rooms.

Externally the house sits in well-established grounds with mature shrubbery and garden laid to lawn. To the rear of the house is an extensive patio area that is a fantastic space to relax or entertain. There is further self-contained annex that has one double bedroom and en suite shower room. Stairs from both inside of the main house and outside of the property lead down to three cellars that provide good storage space.

The current owners have operated a licensed hotel serving guests breakfasts, lunches, afternoon teas and evening meals since 2008. The business, including goodwill, future bookings and much of the furniture is available to purchase for an additional amount of £65,000. Accounts information for the last three years is available on request.
**Location**

Pickmere is a hidden gem nestled amongst the surrounding fields of the peaceful Cheshire countryside and situated approximately four miles north of Northwich and six miles west of Knutsford.

There are a number of popular walks and cycle routes in the area with a number of local attractions including Arley Hall and Tatton Park situated nearby. The village has been a previous winner of the Best Kept Village/Market Town in Cheshire award at the Cheshire Community Pride competition.

The lake at Pickmere is popular with locals and there can often be seen kayakers, wind surfers and "wild" swimmers having a dip in the waters.

The village itself has a local pub, The Red Lion, which offers good food and drink with a garden area for those sunny days. There is a village shop and Post Office in the next door village of Wincham.

**Tenure**

Freehold

**Viewing**

Strictly by appointment with Savills.
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Approximate Area = 426.2 sq m / 4588 sq ft
Cellar = 59.8 sq m / 644 sq ft
Annexe = 25.2 sq m / 271 sq ft
Total = 511.2 sq m / 5503 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)
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