



Mobberley  
Faulkners Lane

  
IRLAMS  
*of Knutsford*

# Mobberley, WA16 7AN

## Faulkners Lane

£750,000



### The Property

This beautifully presented three-bedroom lodge house has been sympathetically extended, maintained and improved over the years to now provide light, spacious and flexible living accommodation brimming with character features. Particular mention must be made of the addition of the first-floor bedroom suite with refitted bathroom and dressing room/hobbies room, the farmhouse style kitchen with range oven and the generous Living Room with open fire and French doors leading out to the garden. There is huge potential to further extend/refurbish and remodel the property due to the size, nature and aspect of the plot (subject to relevant permissions). To the rear of the property there are a range of timber outbuildings and stables in a stable yard arrangement offering further potential for conversion or to continue with equestrian purposes.

Located on a leafy country lane with views over adjoining countryside, a short walk to the Frozen Mop Public House and CPACE health club whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through five bar timber gates over a tarmac driveway, providing more than ample parking, leading past the lodge to the stable yard with a range of timber stables, tack room and open car port. The formal gardens are lovely feature of the property, being generous in proportions with a private, open aspect, extending to 1/4 of an acre all in. Laid to lawn in the main with well stocked borders surrounding, all fully enclosed by mature hedging and trees. Flagged patio area, accessed through the French doors of the living room provides ideal opportunity for alfresco dining and enjoying the pleasant aspect.

### Directions

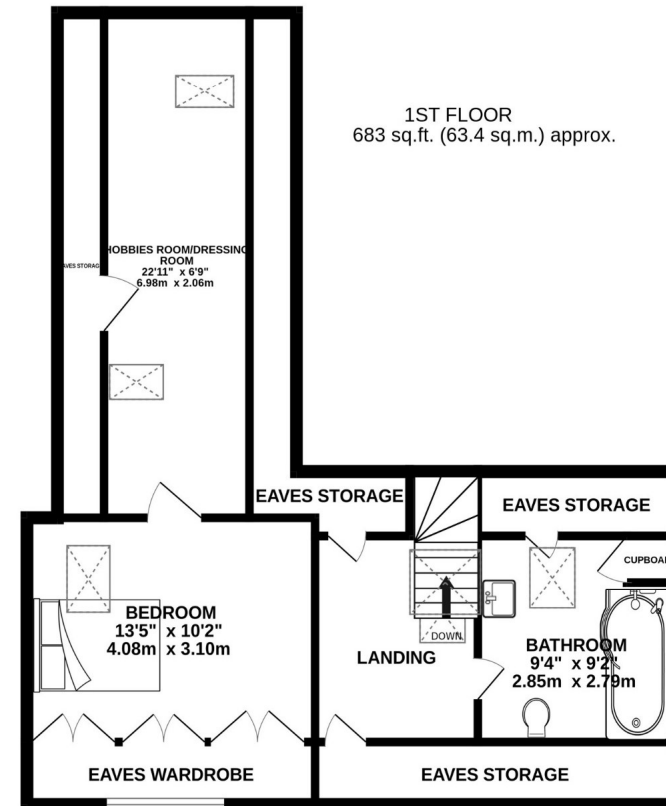
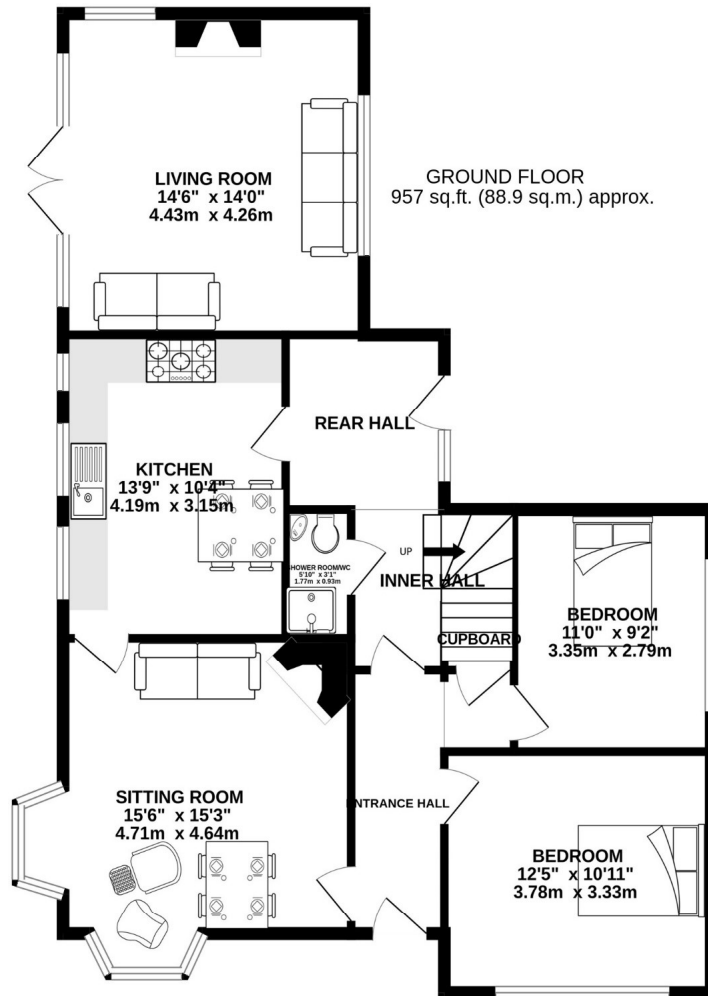
From the centre of Knutsford proceed along King Edward Road (A50) turning left at the traffic lights at the railway station. At the next set of lights turn left up Hollow Lane and onto Mobberley Road. Leave Knutsford town centre and proceed straight through the village of Mobberley. When the road becomes Hall Lane, after passing Cranford Grange Care Home on your left, turn next right onto Faulkners Lane. Follow the road round passing The Frozen Mop public house and the property will soon be seen on your left.



- A three bedroom detached property
- Spacious & flexible living accommodation with character features
- Superb opportunity to extend/refurbish
- Generous gardens with lawns and patio areas, extending to 0.25 acre
- Gated driveway providing ample off road parking
- Detached timber stable block & outbuildings

**Postcode** – WA16 7AN  
**EPC Rating** – TBC  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band F





TOTAL FLOOR AREA : 1639 sq.ft. (152.3 sq.m.) approx.

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