



Mobberley  
Faulkners Lane

  
IRLAMS  
*of Knutsford*



# Mobberley, WA16 7AN

## Faulkners Lane

### Offers Over £690,000



#### 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 CSPACE 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.

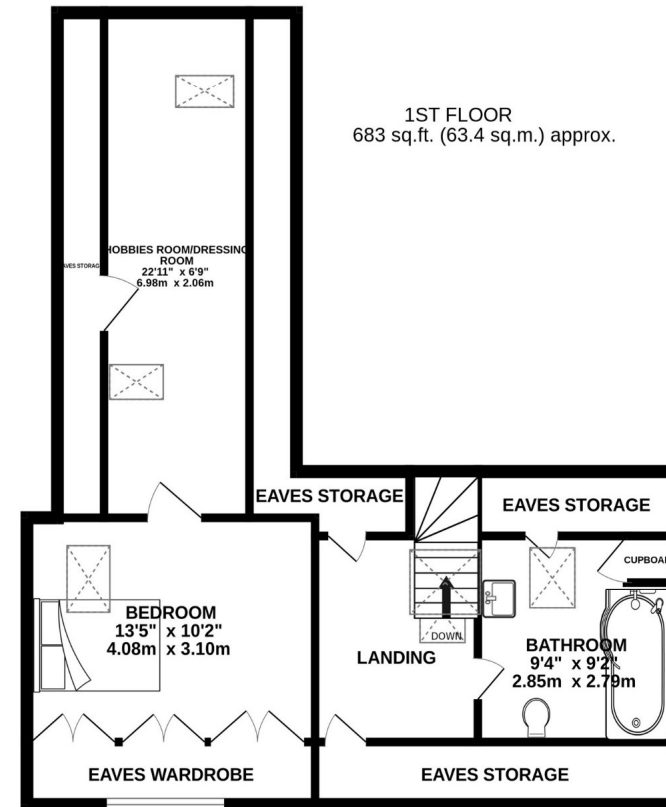
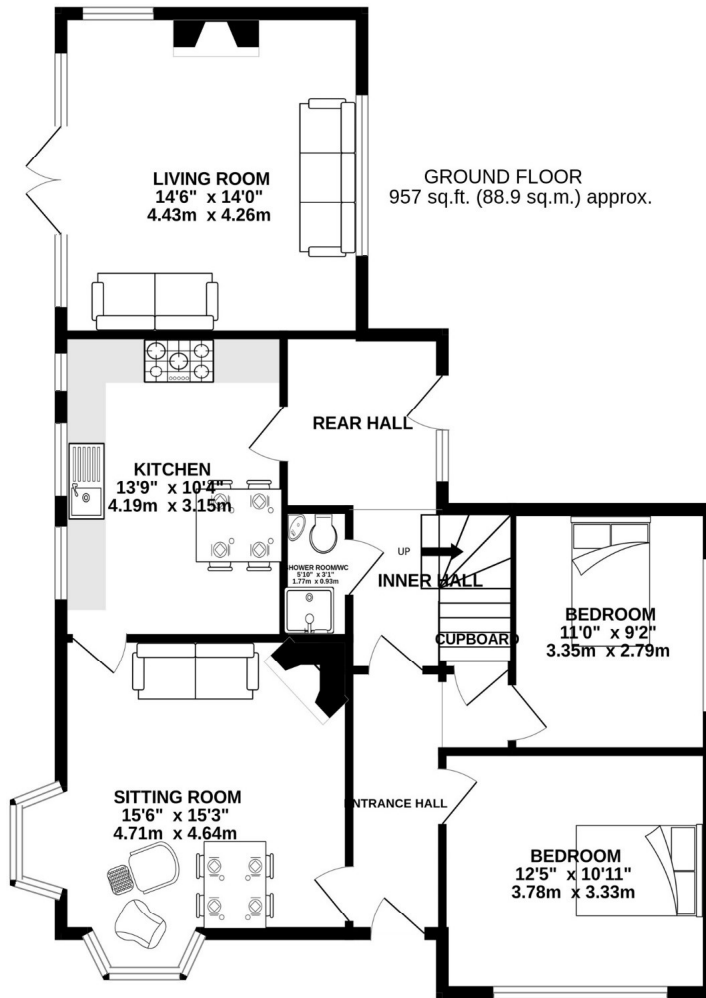




- A three bedroom detached property
- Spacious & flexible living accommodation with character features
- Superb opportunity to extend/refurbish
- Generous gardens with lawns and patio areas, extending to 0.25 acre
- Gated driveway providing ample off road parking
- Detached timber stable block & outbuildings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

**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.

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.

Made with Metropix ©2023

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

I1021\_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

