



TO LET

Hobbs Hill Lane, High Legh



High Legh, WA16 0QZ

Hobbs Hill Lane - £4,200 pcm



The Property

This stunning 18th Century barn conversion has been lovingly refurbished and remodelled over the years to now provide bright, spacious, hi-specification accommodation extending to over 2,500 square feet. The gorgeous home retains classic period features such as solid oak doors and beams, and exposed brickwork. Particular mention must be made of the simply breathtaking living space with large dining room opening on to the living room, with a fantastic dual-aspect fireplace, as well as the recently remodelled dining kitchen. Situated on a quiet backwater and surrounded by open countryside, the charming development is ideally positioned for access to all major network links including the M6 and M56 motorways, whilst enjoying a quiet, private aspect in rural Cheshire.

The property is approached via secure electronic wooden gates leading to a gravel driveway providing ample off-road parking for several vehicles. Enveloping the house are stunning, well-manicured gardens, and the

property also enjoys use of communal grounds extending to approximately 2½ acres. The gardens comprise several aspects, including well-maintained lawns and a walled country courtyard.

Directions

From Knutsford town centre proceed along Manchester Road (A50) in the direction of Mere. At the traffic lights cross the A556 Chester Road following the signs for High Legh and Lymm and upon reaching High Legh Garden Centre turn left onto Halliwells Brow bearing right onto Golbourne Lane before the bridge. Follow the lane round to the left which becomes Norford Lane then turning right onto Hobbs Hill Lane. The property will then be seen on the left-hand side.



- A stunning 18th Century barn conversion
- Refurbished & remodelled to a high standard
- Generous living space
- Stunning dining kitchen
- Five bedrooms
- Four bathrooms (three en-suite)
- Communal grounds extending to approx. 2½ acres
- Gated driveway for several cars
- Unfurnished
- Available December

Postcode – WA16 0QZ

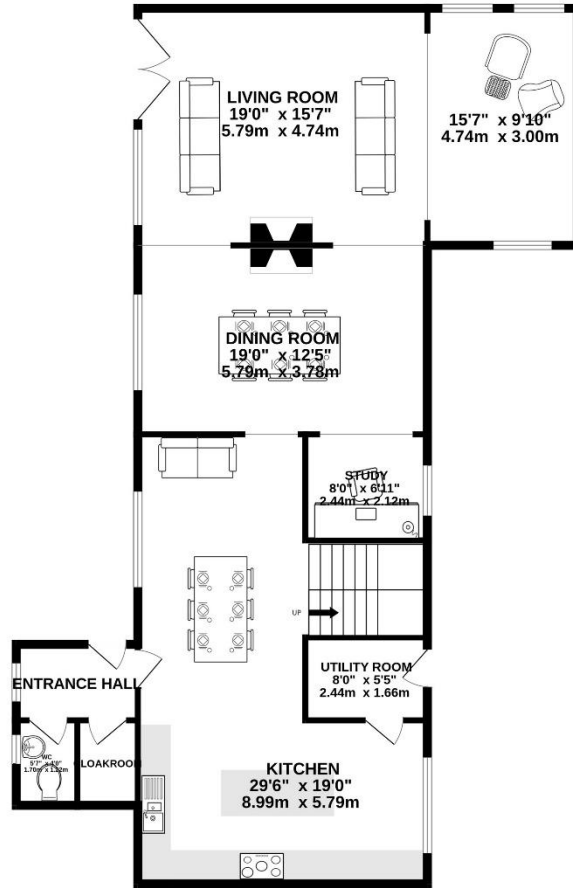
EPC Rating – D

Local Authority – Cheshire East

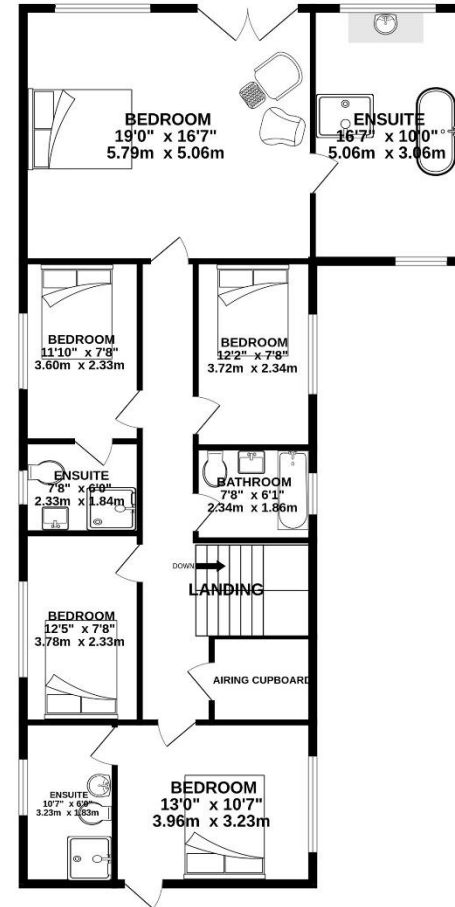
Council Tax – Band G



GROUND FLOOR
1315 sq.ft. (122.2 sq.m.) approx.



1ST FLOOR
1258 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA : 2573 sq.ft. (239.1 sq.m.) approx.

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