



Mobberley
Barncroft Farm, Blakeley Lane



The Property

This immaculately presented, extended period style semi-detached country residence has been recently refurbished to a very high standard, blending period features and contemporary styling with ease. Particular mention must be made of the stunning living dining kitchen with Miele appliances and three sets of bi fold doors to the garden, the master bedroom suite with fitted dressing room and beautiful en-suite bathroom as well as the recent addition of the detached annex/studio with loggia and outdoor kitchen area.

Located at the end of a long, leafy lane in Mobberley village with views over adjoining countryside whilst being ideally positioned for access to the cosmopolitan towns of Knutsford, Wilmslow and Alderley Edge and for all major network links to the Northwest and beyond.

Approached through timber electric gates over a long, sweeping gravel driveway leading to the front entrance with large parking area and detached annex/studio. The gardens are a lovely feature of the property, being generous in proportions with an open, private aspect. Laid to lawn in the main, extending to just over half an acre with a range of mature trees and hedging, all fully enclosed by timber post and rail fencing. Stone flagged patio area sweeps around the rear of the property, accessed off the main reception rooms and accessed via the bi fold doors, provides ideal opportunity for alfresco dining and enjoying the pleasant aspect.

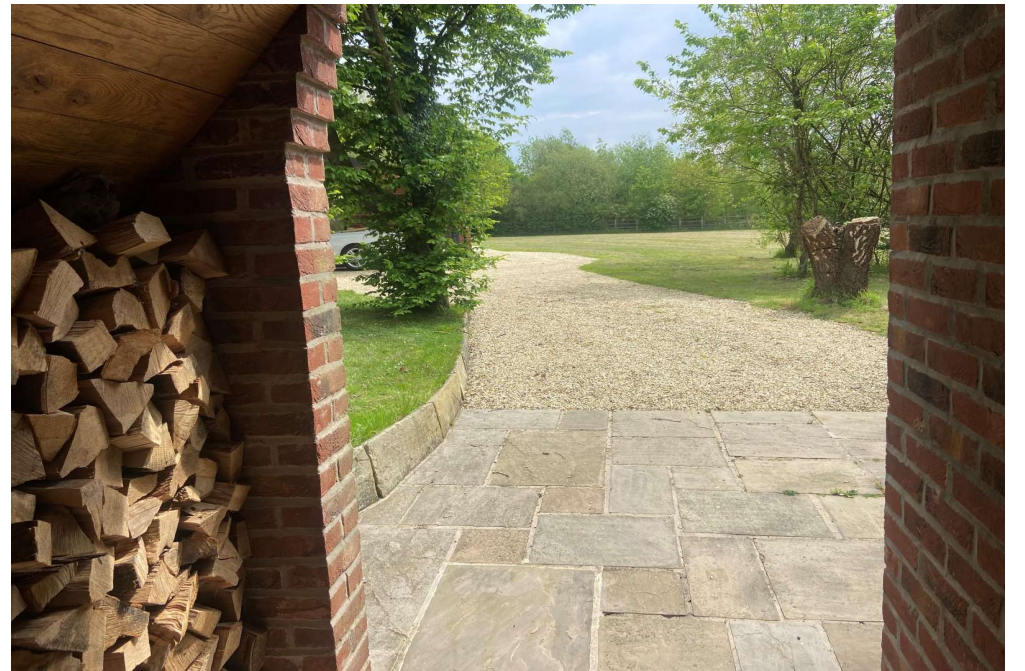
Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station on your left. Pass Aldi supermarket and turn left at the next set of lights up Hollow Lane onto Mobberley Road. Continue through Mobberley village in the direction of Wilmslow. Turn left onto Newton Hall Lane Continue along Newton Hall Lane to the left leading onto Davenport Lane. Turn right onto Blakeley Lane and continue down the private lane turning left into the private entrance for Barncroft Farm just prior to Bollin House Farm.

SUMMARY OF ACCOMMODATION

- A beautifully presented three bedroom, four bathroom semi-detached property situated down a long leafy country lane
- Substantial & flexible reception rooms and living accommodation with bi-fold doors opening out to the gardens
- Beautiful open plan living dining kitchen with high quality integrated appliances
- Mitsubishi Ecodan air source heat pump with government grant of circa £1,500pa paid for another 6 years
- Stunning, south-facing private formal gardens with patio area, lawns overlooking open countryside, ideal for al fresco dining and entertaining, with outdoor kitchen and barbecue, WC and shower.
- Driveway providing more than ample off-road parking
- Detached Studio/Annex offering additional space for a variety of uses







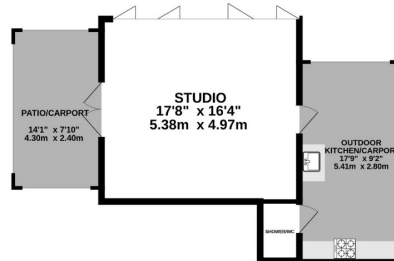
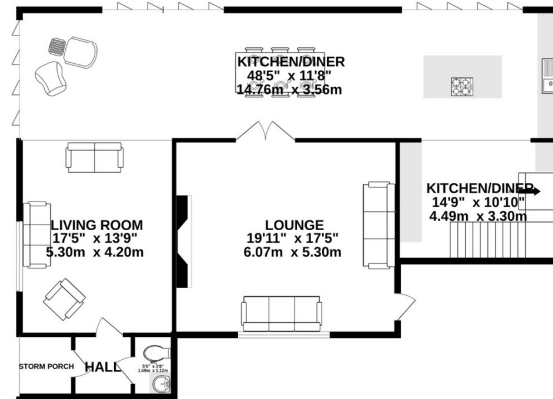


103 King Street, Knutsford,
Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk

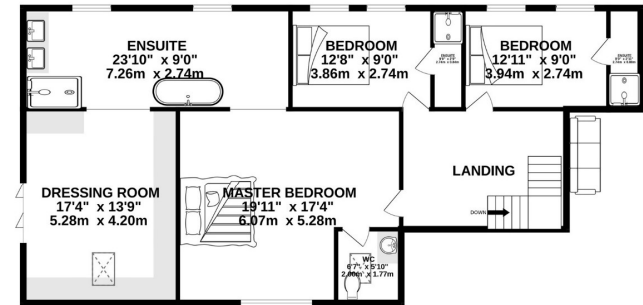


Asking Price – £995,000
Postcode – WA16 7LZ
EPC Rating - TBC
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band F

GROUND FLOOR
1682 sq.ft. (156.2 sq.m.) approx.



1ST FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA : 2919 sq.ft. (271.2 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.
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