



Mobberley  
Knutsford Road

  
IRLAM  
*of Knutsford*



## The Property

This impeccably presented three bedroom period cottage is filled with an abundance of character and charm. Originally constructed in 1760, the current owner has meticulously renovated and improved the property over the years to offer flexible, bright and spacious living accommodation over two floors.

Particular mention must be made of the stunning open plan Living Dining Kitchen, the stunning lounge with vaulted ceiling opening out to the Mediterranean style rear courtyard as well as the detached studio / gym.

Located in a private gated position in Mobberley, a stones throw from the cosmopolitan towns of Knutsford, Wilmslow and Alderley Edge, whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached via electronically operated gates across a paved driveway, providing ample off-road parking leading to the front entrance. Surrounding the property is the beautifully maintained lawned gardens with feature planting, mature specimen trees and hedging. The private, south facing Mediterranean style rear courtyard garden is a stunning feature of the property, and easily maintained by paved areas, artificial lawn, and block paved extensive covered rear porch accessed via the French doors off the lounge providing ideal opportunity for alfresco dining and entertaining whilst enjoying the lovely private aspect.

## Directions

From the centre of Knutsford proceed down Adams Hill passing the railway station. At the traffic lights turn left onto Hollow Lane which becomes Mobberley Road. Follow Mobberley Road passing Bentley Manchester and proceed through the traffic lights onto Knutsford Road and continue through Mobberley village and past The Victory Hall and The Bird in Hand public house on your left. The property will soon be found on the left hand side.

## SUMMARY OF ACCOMMODATION

- An immaculately presented detached period property offering stylish accommodation arranged over two floors
- Meticulously renovated to provide substantial, flexible living space
- Superb open plan high quality living dining kitchen with integrated appliances
- Three generous bedrooms with fitted wardrobes
- Two bathrooms (one en-suite)
- Detached studio suitable for a range of uses such as hobbies room/gym/family room
- Stunning, private gardens with lawned & courtyard areas, ideal for alfresco dining and entertaining
- Gated driveway providing ample secure off road parking







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**Guide Price – £850,000**

**Postcode – WA16 7BQ**

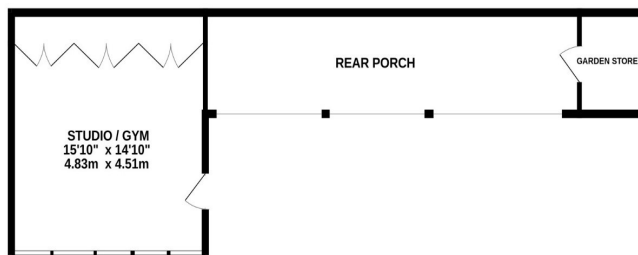
**EPC Rating - E**

**Tenure – Freehold**

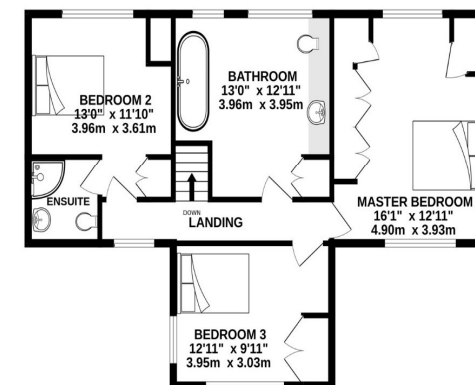
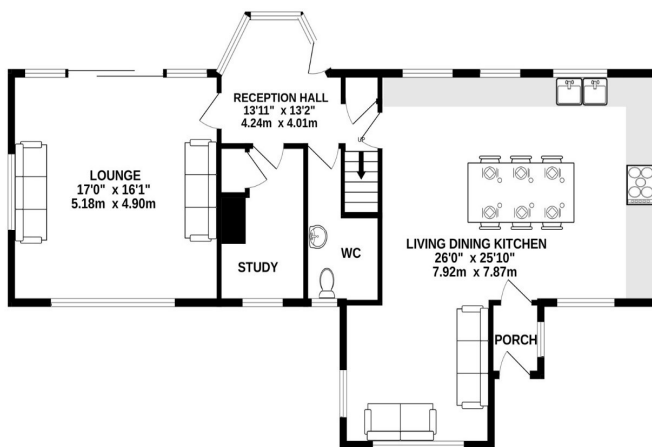
**Local Authority - Cheshire East**

**Council Tax – Band G**

GROUND FLOOR  
1536 sq.ft. (142.7 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 2270 sq.ft. (210.9 sq.m.) approx.

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