



Mobberley  
Newton Hall Lane

 IRLAMS  
of Knutsford



## The Property

This stunning, five-bedroom, three-bathroom detached character property has just undergone a full programme of bare brick refurbishment including extension and remodelling to now offer beautifully appointed accommodation, blending features of the period and contemporary design effortlessly. Particular mention must be made of the beautiful breakfast kitchen with fitted appliances, stone worktops and breakfast bar open to the large Living Dining Orangery with panoramic views over the garden, the master bedroom suite with dressing area and large four piece en-suite with Duravit sanitaryware, the guest bedroom with dressing room and en-suite shower room, the beautifully appointed family bathroom as well as the generous reception rooms, panelled walls, herringbone, wood effect tile flooring, feature oak staircase and underfloor heating to the ground floor.

Located in a very sought-after position in the heart of the village with far reaching views over adjoining countryside, close to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through bespoke, electric, sliding, timber gates over a golden gravel driveway with stone sets, providing more than ample parking and turning space, leading to the front entrance and integrated garage with feature planting, open lawn, stone pathways, bin store and specimen tree, all fully enclosed by wood lap and estate fencing. The rear gardens are a lovely feature of the property, being landscaped and generous in proportions with a private, open aspect to the rear. Laid to lawn in the main with well stocked borders surrounding, retained by timber sleepers and all fully enclosed by timber fencing and mature hedging. Indian stone patio sweeps around the rear of the property, leading over flagged pathways to a raised patio area centrally in the garden, offering fantastic opportunity for alfresco dining and enjoying the lovely aspect.

## Directions

From the centre of Knutsford proceed along King Edward Road (A50). At the traffic lights turn left onto Adams Hill passing the railway station. At the next lights turn left onto Hollow Lane which becomes Mobberley Road. Follow Mobberley Road passing Bentley Manchester and proceed through Mobberley village and the Victory Hall on your left. This road turns into Hall Lane. Turn left just prior to The Bird in Hand public house onto Newton Hall Lane and the private driveway leading to the property will soon be seen on your right.

## SUMMARY OF ACCOMMODATION

- A beautiful, detached property refurbished to a high specification
- Stunning, substantial reception rooms and living accommodation
- Superb breakfast kitchen with high quality integrated appliances and large matching island unit
- Separate boot room, cloakroom & utility space
- Five generous bedrooms & three bathrooms (two en-suite)
- Superb, private landscaped formal gardens with lawns and patio areas, ideal for entertaining/alfresco dining with open countryside views
- Private gated driveway providing more than ample off-road parking & garage







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**Asking Price – £2,150,000**

**Postcode – WA16 7LL**

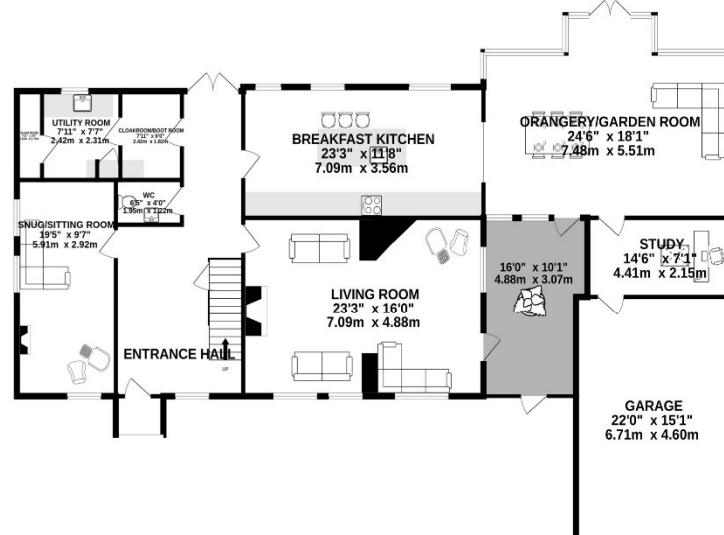
**EPC Rating - C**

**Tenure – Freehold**

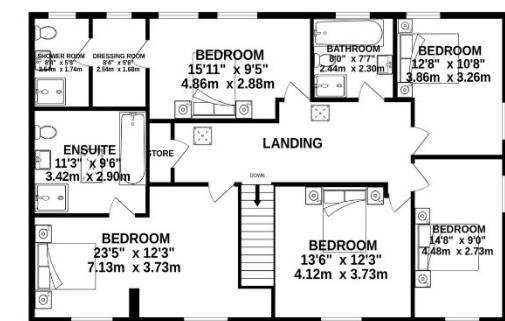
**Local Authority - Cheshire East**

**Council Tax – Band TBC**

GROUND FLOOR



1ST FLOOR



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