



Mobberley
Barncroft Farm, Woodend Lane, Mobberley



Mobberley, WA16 7LZ

Woodend Lane

£545,000



The Property

This simply stunning barn has been newly converted and is now fitted to the highest specification, with zoned under-floor heating, air source heat pump and heat recovery system throughout. Particular mention must be made of the bespoke Smallbone kitchen, designed by Kelly Hoppen and fitted with a range of Gaggenau appliances including steam ovens. Situated in a beautiful setting in a quaint backwater of rural Mobberley, this home provides a fantastic opportunity for country living, within touching distance of Knutsford, Alderley Edge and Wilmslow. The property is approached via a gravel car park and pathway with passive courtesy lighting and a gated front garden laid mainly to lawn and bordered with attractive shrubs and hedges. The stone-paved patio provides the perfect opportunity for al fresco dining.

To the rear is a gated courtyard ideal for muddy boots and bikes.

Directions

From Knutsford follow the Mobberley Road out of town passing through Mobberley Village towards Wilmslow. Follow Hall Lane passing the Victory Hall on the left-hand side, for about a mile turning left into Newton Hall Lane just before the Bird In Hand pub. Where the road forks bear left (Newton Hall Lane) at the T junction take a left onto Davenport Lane, continue straight onto Blakeley Lane and take a left onto Ostlers Lane. Upon reaching the fork in the road, bear right onto Woodend Lane there the property can be found towards the end of the Lane on the right-hand side.

- A stunning barn conversion in rural position
- Mitsubishi air source heat pump and full solar system with low running costs
- Bespoke Smallbone kitchen with appliances
- Two generous bedrooms (the master having walk-in wardrobe)
- Two en-suite bathrooms
- Lovely private, enclosed gardens with stone-paved patio & lawned areas
- Driveway providing ample off-road parking

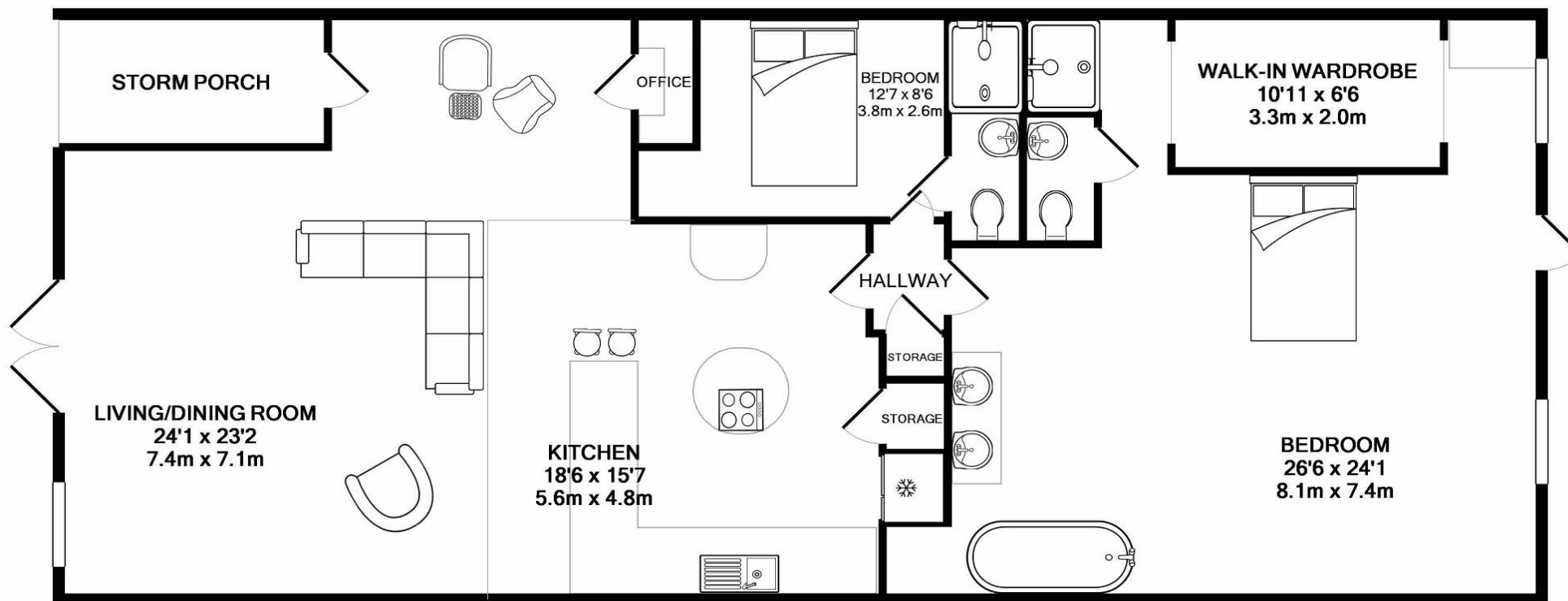
Postcode – WA16 7LZ

EPC Rating – B

Local Authority – Cheshire East

Council Tax – Band E





TOTAL APPROX. FLOOR AREA 1615 SQ.FT. (150.0 SQ.M.)

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