



Mobberley
Pavement Lane


IRLAMS
of Knutsford



The Property

This is a rare opportunity to own a unique, meticulously refurbished and extended 16th century former farmhouse which has numerous character features blended with contemporary design. Particular mention must be made of the stunning open plan living dining kitchen with atrium roof, island unit, breakfast bar and bi-fold doors to the garden, the master bedroom suite which benefits from double aspect windows enjoying uninterrupted views over beautiful countryside with walk through dressing room, vaulted ceiling and beautifully appointed en-suite bathroom as well as the full bare brick renovation to include underfloor heating throughout the ground floor and partial first floor. The three further bedrooms in the main house all have modern en-suite shower rooms.

The property is approached through an estate iron gate over a stone-flagged pathway flanked by lawned garden, fully retained by mature hedging and estate fencing. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect over adjoining countryside. Lawned in the main with a range of well stocked borders surrounded by an assortment of feature trees, fully enclosed by established hedging. A large, stone-flagged patio area with landscaped topiary presentation and dwarf brick elevations leading to the covered Pergola with integrated log burner which provides ideal opportunity for alfresco dining and enjoying the beautiful aspect. A driveway to the rear of the property with electric sliding gate provides parking for several cars and access to the detached self-contained one-bedroom annexe with a double garage and separate office with living accommodation and shower room. A paddock extending to 0.64 of an acre is found across the driveway, offering opportunity for equestrian pursuits and other outdoor hobbies. In all approx. 1.15 acres.

Located in a most sought-after position in the heart of Mobberley village, close to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

Directions

From the roundabout in Canute Square travel along the King Edward Road (A50) turning left at the traffic lights passing the railway station. Turn left at the next lights up Hollow Lane onto Mobberley Road and leave the town centre. Proceed through the traffic lights at the Bentley garage and upon reaching the village turn right onto Pavement Lane & follow the road round to where the property can be found.

SUMMARY OF ACCOMMODATION

- An immaculately presented 16th Century former farmhouse refurbished to a high standard throughout
- Stunning, substantial reception rooms with character features including the cosy snug, formal dining area and elegant drawing room with wood burner
- Superb open plan living dining kitchen with high quality integrated appliances & separate utility room
- Four generous bedrooms (all with en-suite bathrooms)
- Detached self-contained one double bedroom annexe with office space & shower room/WC
- Gated driveway, double garage & ample secure off road parking
- Extensive private formal gardens & additional paddock, in all extending to approx. 1.15 acres
- Stunning views overlooking open countryside







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Guide Price – £1,695,000

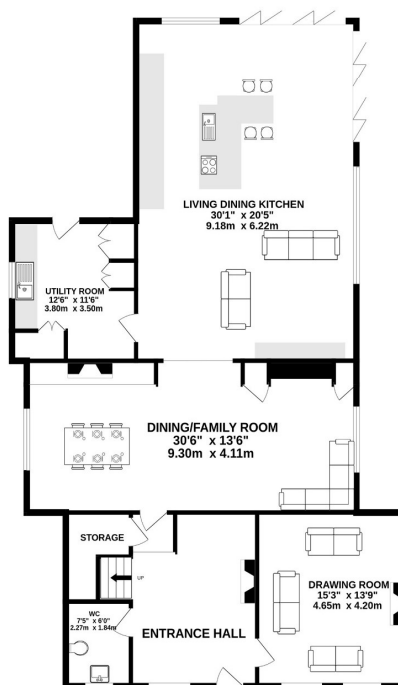
Postcode – WA16 7EG

Tenure – Freehold

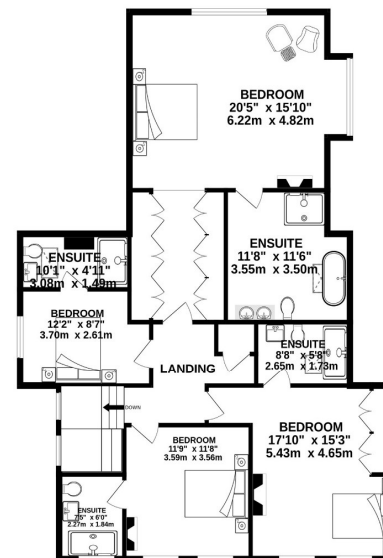
Local Authority - Cheshire East

Council Tax – Band G

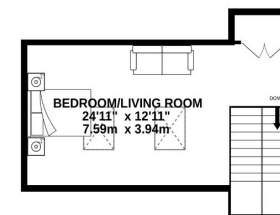
GROUND FLOOR
1625 sq.ft. (151.0 sq.m.) approx.



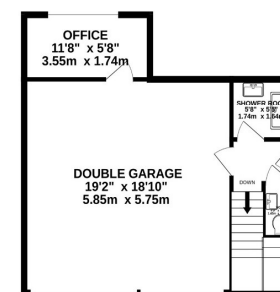
1ST FLOOR
1252 sq.ft. (116.4 sq.m.) approx.



ANNEX BEDROOM
352 sq.ft. (32.7 sq.m.) approx.



GARAGE/ANNEX
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 3766 sq.ft. (349.9 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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