



Mobberley  
Smith Lane

  
**IRLAMS**  
*of Knutsford*





### The Property

This beautifully presented, detached, former farm with extensive range of outbuildings and barns has been much improved over the years by the current owners to now offer flexible lifestyle accommodation with stunning farmhouse, pool house, garaging, brick-built barns converted to office/ancillary accommodation, large Dutch Barn and fields, extending to 8 acres in total. Particular mention must be made of the original farmhouse with well-balanced accommodation in a modern style incorporating large, open plan Living Dining Kitchen with island unit, sky lights and bi-fold doors to the gardens, the master bedroom suite with fitted wardrobes and French doors through to large en-suite bathroom as well as the large formal reception room with log burner and French doors. The extensive range of outbuildings and barns, currently used as office/workshop/storage space offers a range of opportunities dependent on purchaser with potential for multi-generational living, equestrian facilities, rental income or development of the site (subject to relevant permissions).

Located in a most popular semi-rural position in the heart of the village, close to all local amenities, train station and many renowned country public houses whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a large, central, York stone courtyard, providing more than ample parking and turning space offering access to the Farmhouse, main brick-built barn, carport and double garage with mature trees and feature planting, retained by timber fencing a five-bar gate. The formal gardens are a lovely feature of the property, being generous in proportions with views over adjoining countryside. Laid to lawn in the main with a range of well stocked borders containing a wealth of different plants and foliage, all fully enclosed by mature hedging, trees and timber fencing. Large, shaped flagged and gravel patio area, accessed through bi-fold doors off the Living Dining Kitchen, sweeps around the rear of the property offering fantastic opportunity for alfresco dining and enjoying the lovely setting. Beyond the gardens are the large range of outbuildings with concrete hardstanding and separate access leading on to the land.

### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) at the traffic lights turn left passing the rail station on your left and Aldi supermarket. At the next lights turn left up Hollow Lane onto Mobberley Road. Continue along this road passing the Bentley Garage and upon entering Mobberley Village turn left onto Smith Lane until you reach the driveway to the property on your right hand side.



## SUMMARY OF ACCOMMODATION

- This beautifully presented, detached, former farm situated in a semi-rural location within Mobberley village
- Substantial & flexible living accommodation
- Four generous bedrooms & two bathrooms in the main farmhouse
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining, additional land, in all extending to 8 acres
- Substantial range of brick outbuildings and barns including pool/leisure building (Potential development, subject to relevant permissions)
- Driveway, garaging & more than ample off road parking
- Superb views overlooking open countryside











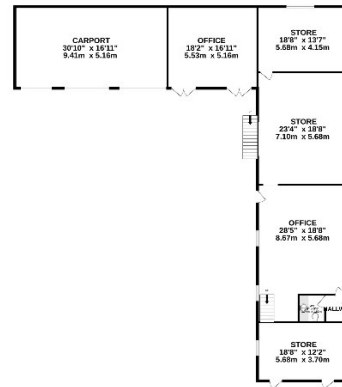


103 King Street, Knutsford,  
Cheshire, WA16 6EQ  
**01565 654 000**  
E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)  
[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

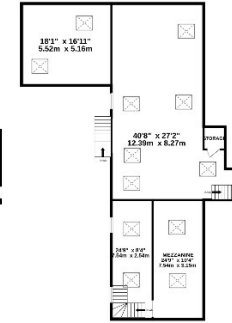


**Guide Price – £1,650,000**  
**Postcode – WA16 7QE**  
**Tenure – Freehold**  
**EPC Rating – D**  
**Local Authority - Cheshire East**  
**Council Tax – Band G**

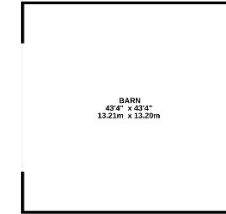
GROUND FLOOR  
2555 sq.ft. (235.5 sq.m.) approx.



1ST FLOOR  
1641 sq.ft. (152.3 sq.m.) approx.



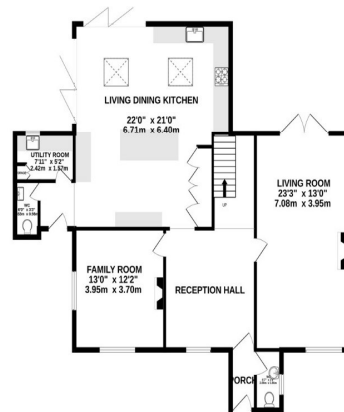
BARN  
1877 sq.ft. (172.4 sq.m.) approx.



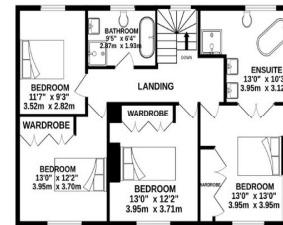
TOTAL FLOOR AREA: 6053 sq.ft. (562.3 sq.m.) approx.

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.  
Made with Metropix ©2025

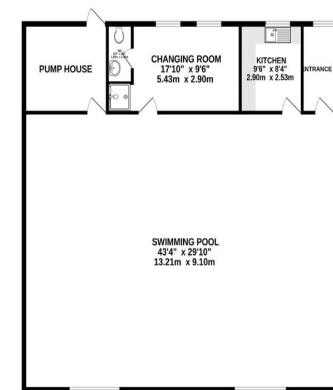
GROUND FLOOR  
1231 sq.ft. (114.3 sq.m.) approx.



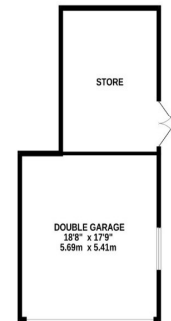
1ST FLOOR  
850 sq.ft. (78.0 sq.m.) approx.



POOL HOUSE  
1706 sq.ft. (158.5 sq.m.) approx.



GARAGE/STORE  
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 4324 sq.ft. (401.7 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.  
Made with Metropix ©2025

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.