



Mobberley  
Hall Lane

  
IRLAMS  
*of Knutsford*





## The Property

This well-presented, substantial four bedroom detached family home is located on a generous plot set back from the road and has fantastic potential to further improve, remodel and/or extend (subject to relevant permissions). Particular mention must be made of the large drawing room with open fire and dual aspect flooding the room with natural daylight, the garden room to the rear with panoramic views over the large private rear garden, the principal bedroom with fitted wardrobe and en-suite, as well as the detached double garage with stairs leading to the first floor space, which welcomes a variety of uses. Located in an ever-popular position within the Mobberley Conservation Area, close to all local amenities and local public houses whilst also being ideally positioned for all major network links to the Northwest and beyond. The property is approached through a timber gate over a sweeping tarmacadam driveway leading to both the front entrance and detached double garage. The gardens are a stunning feature of the property, being generous in proportion, flanked mainly by lawn which wraps around the property with a private, open aspect over adjoining countryside. There are a range of well stocked borders with an assortment of feature trees and feature pond, fully enclosed by established hedging. A flagged patio area accessed from the garden room provides the ideal opportunity to enjoy the peaceful open aspect with family and friends.

## Directions

From the centre of Knutsford proceed along King Edward Road (A50) passing the shell petrol station on the left. At the traffic lights turn left onto 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 which becomes Town Lane. Continue through the centre of the village into Hall Lane where the property will soon be seen on your right.



## SUMMARY OF ACCOMMODATION

- This well-presented, detached family property with a wealth of original character features
- Offers a great opportunity to update, refurbish and/or remodel
- Substantial, flexible living accommodation
- Four generous bedrooms & two bathrooms (one en-suite)
- Stunning, private formal gardens with patios and extensive lawned areas, ideal for alfresco dining and entertaining
- Driveway, detached double garage with hobbies room over
- Superb views overlooking open countryside









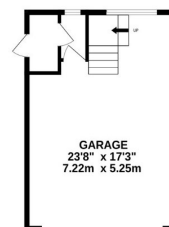
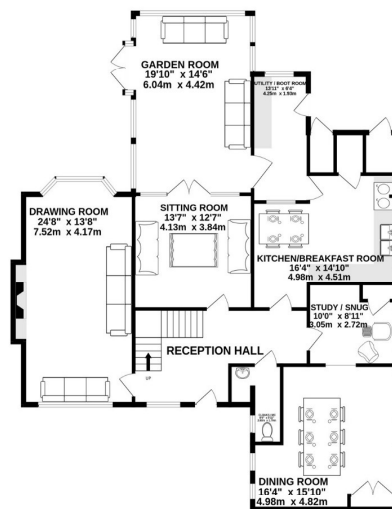




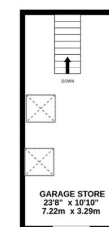
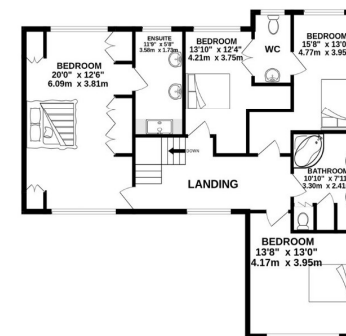
103 King Street, Knutsford,  
Cheshire, WA16 6EQ  
**01565 654 000**  
E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)  
[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)



**GROUND FLOOR**  
2010 sq.ft. (186.7 sq.m.) approx.



**1ST FLOOR**  
1230 sq.ft. (114.3 sq.m.) approx.



**TOTAL FLOOR AREA : 3240 sq.ft. (301.0 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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**Guide Price – £1,050,000**  
**Postcode – WA16 7AE**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – Band G**

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