

# Oak Bank Barn Moss Lane

Mobberley, Knutsford, WA16 7BU



*mosley jarman*





## Oak Bank Barn Moss Lane, Mobberley, Knutsford, WA16 7BU

**£895,000**

This charming period barn conversion is approached via a cobbled driveway. The property boasts immense character & charm with Georgian bar windows & impressive oak beams throughout the property, these are complimented by a contemporary twist of the modern fitments within the property.

The main property is of brick construction under a slate roof. The house is entered through double oak doors & into a storm porch. The hallway leads through to a fabulous proportioned sitting room which has an abundance of natural light from the triple aspect windows.

The central hallway leads through to an impressive dining kitchen with high quality contemporary cabinets, Corian works surfaces & a full compliment of integrated appliances (including double Miele ovens, Miele coffee machine, Siemens wine, fridge, integrated fridge freezer & dishwasher). The kitchen also benefits from dual aspect windows. Off the kitchen is the utility room, this incorporates space for a washing machine. The ground floor also benefits from a useful downstairs WC & separate cloakroom.

A contemporary staircase ascends to the first floor here you are greeted by four good size double bedrooms. The principal bedroom benefits from windows on two elevations (one of which being a porthole window) & also has fitted wardrobes. The family bathroom has great proportions & is fitted with high specification four piece bathroom (Villeroy & Boch sanitaryware & Hansgrohe fitments) & consists of a large frameless glass shower enclosure, contemporary roll top bath & vanity sink with storage below, complimented by travertine tiles.

- Beautiful barn conversion with period charm
- Large living/dining room
- Four double bedrooms
- Off road parking
- Spacious, light accomodation
- Detached stable block
- Idyllic countryside views
- No vendor chain







#### Location

The property is located on the outskirts of Mobberley village in this superb, rural position with far-reaching views. The property has great commuter links via the M6 motorway and is in close proximity to Wilmslow & the mainline train station providing easy access into Manchester & London.

#### Garden & Grounds

Externally there is a large original cobbled courtyard garden which provides ample parking whilst to the front of property, the garden is mainly laid to lawn and has a large York stone patio. The garden is planted with many mature trees/shrubs & has beautiful countryside views. The property also comes with extensive timber detached stable block.

#### Important Information

Council Tax Band: F

EPC grade: E

Heating: LPG. Underfloor & radiators. Boiler is under warranty.

Mains: Water

Please note there is a septic tank at the property that is shared with 2 other properties.

Flood Risk\*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband\*\*: Standard Broadband available at the property.

Mobile Coverage\*\*: Mobile coverage with Three, EE & O2 limited).

Parking: Off road parking to the rear of the property. The driveway is shared with neighboring properties.

Rights of Way & Restrictive Covenants: There is a right of way to the neighboring field round the parameter of the stables.

Accessibility: To be confirmed.

Tenure: Freehold.

The farmhouse is a listed building.

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **WA16 7BU**

What 3 Words: **hears.castle.crinkled**

Council Tax Band: **F**

EPC Rating: **E**

Tenure: **Freehold**



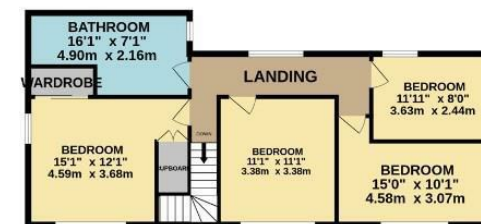
OUTBUILDINGS  
490 sq.ft. (45.5 sq.m.) approx.



GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 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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