



**GASCOIGNE
HALMAN**

LITTLE PADDOCK, PADDOCK HILL, MOBBERLEY

THE AREAS LEADING ESTATE AGENT



LITTLE PADDOCK, PADDOCK HILL, MOBBERLEY

A charming Cheshire brick cottage offering immaculate accommodation, boasting much rustic charm. Situated in a beautiful rural setting, surrounded by stunning open countryside yet remaining close to local amenities.

Paddock Hill is a picturesque residential area situated in the village of Mobberley, it offers a tranquil, semi-rural setting that combines countryside charm with accessibility to nearby towns. Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





DESCRIPTION

Little Paddock is a stunning, double-fronted Cheshire brick cottage, boasting immensely attractive elevations and occupying a truly idyllic rural position. Surrounded by open countryside and fields, this beautifully located home offers a peaceful setting while remaining close to local amenities and is just a short stroll from the highly regarded Plough and Flail Public House, bringing a welcome sense of community to this sought-after area.

This characterful home has been lovingly maintained and sympathetically enhanced to retain the charm you would expect from a cottage of its calibre. A welcoming front porch offers a practical entrance with space for coats and boots, setting the tone for the warmth and style that continues throughout. The principal reception room is generous and beautifully arranged. A cosy lounge area features an exposed brick chimney breast with a wood-burning stove, perfect for warming the space during the winter months. This room also includes a highly versatile additional area that could easily serve as a study or reading nook, offering great flexibility.

To the rear, spanning the full width of the house, is a stunning dining kitchen. Fitted with handmade units and granite worktops, and laid with traditional quarry tile flooring, this space offers ample room for a dining table and features French doors that open onto the rear garden, creating a natural indoor/outdoor flow.

To the first floor, the property offers three generously sized double bedrooms. The two front-facing bedrooms enjoy built-in wardrobes and picturesque views over the open fields.

The recently refitted family bathroom is a standout feature, comprising a freestanding roll-top claw-footed bath, a stylish Burlington WC with a distinctive aluminium cistern, a large wet-room style shower area, and a sink with built-in storage.

Externally, the property continues to impress. To the front, there is a lawned garden and a gravelled driveway providing parking for multiple vehicles.

The rear garden is equally appealing, with a Yorkstone patio offering an ideal spot for al fresco dining, a well-maintained lawn, and beautifully stocked borders. The garden is complemented by a large timber-built store and log shed, offering excellent storage for garden equipment.

Little Paddock is a rare opportunity to acquire a beautifully presented and individual home in a picturesque countryside setting, with excellent local amenities and a welcoming community on your doorstep.

DIRECTIONS

SAT NAV: WA16 7DG

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

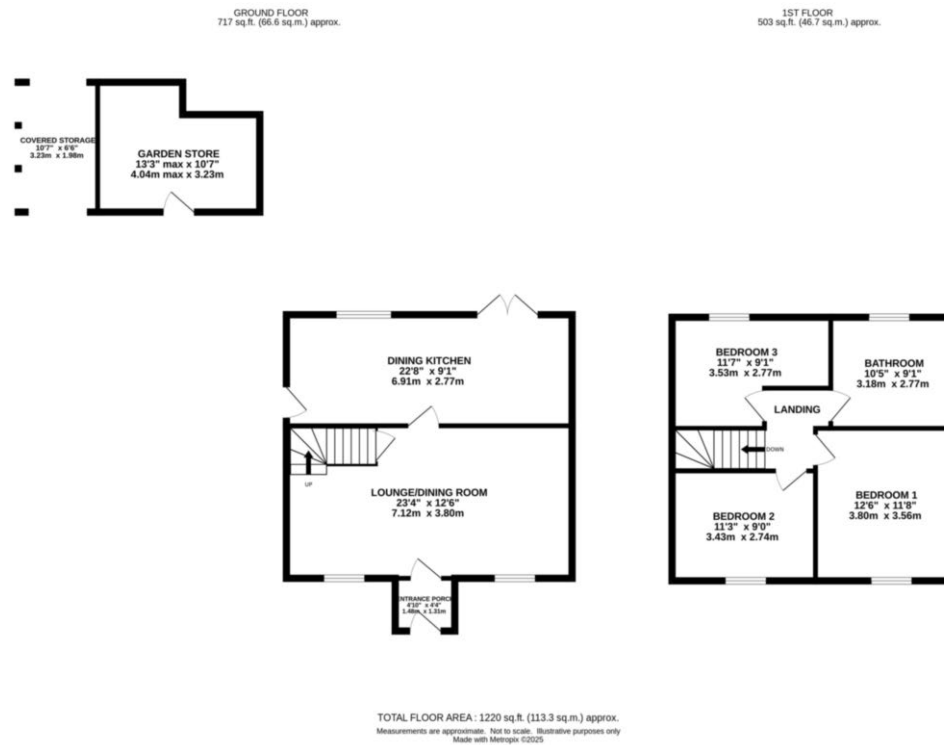
TAX BAND

Band: F

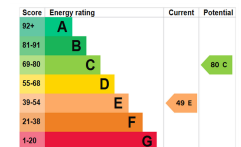
VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) 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; (ii) 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 tenants 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



ALDERLEY EDGE OFFICE

01625 590373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, Sk9 7JS

**GASCOIGNE
HALMAN**