



**GASCOIGNE
HALMAN**

NEWTON HALL LANE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT



NEWTON HALL LANE, MOBBERLEY

£550,000

A handsome country cottage nestled in a prime sector of Mobberley, offering over 1,200 sq.ft. of beautifully presented accommodation that blends modern open plan living with a plethora of original character features. With a pleasant enclosed rear garden, and a low-maintenance front courtyard, this is a truly special home.

Formerly part of the Newton Hall estate, Newton Bank Cottages were originally built as workers' cottages and now stand as a testament to Mobberley's rich heritage. No. 1 Newton Bank Cottage is the largest of the three in the terrace and enjoys a particularly enviable position within the picturesque village.

Traditionally accessed from the rear courtyard, the property briefly comprises; well-appointed fitted kitchen with a breakfast bar ideal for modern living. A generous sized dining room with French doors flows through to the impressive living room, where a beautiful feature fireplace with log-burner and character windows creates a warm and inviting atmosphere. Additional ground-floor features include an under-stairs utility space and an external storeroom.

Upstairs, a landing with exposed beams leads to two spacious double bedrooms and a stylishly appointed bathroom, complete with bathtub, walk in shower, dual sink unit, and a separate W.C. A ladder staircase ascends to the cosy loft room, which whilst not completed to building regulations, is perfect for use as a home office or occasional guest space, with excellent storage in the roof eaves.

To the rear, an enclosed lawned garden provides an ideal setting for outdoor dining or relaxation. The front courtyard is generously sized, laid with attractive flagstones and has a handy garden store.

A rare opportunity to own a character-filled cottage in one of Mobberley's most desirable locations.





DIRECTIONS

SAT NAV: WA16 7LB

LOCATION

Mobberley is one of the most sought after semi-rural villages, catering for day to day requirements and well located for easy access into Knutsford and Wilmslow town centres. Mobberley itself has its own rail station, providing frequent commuter service to Manchester, together with a number of well known public houses. The nearby town centres however cater for more comprehensive shopping facilities and include a number of larger retail outlets. Excellent educational facilities cater for children of most ages in both the State and Private Sector. For sports person both towns host a Leisure Centre, coupled with private sporting clubs and notable golf courses within easy reach. There are excellent links to the nearby Northwest motorway network and Manchester International Airport.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: E

ENERGY PERFORMANCE RATING

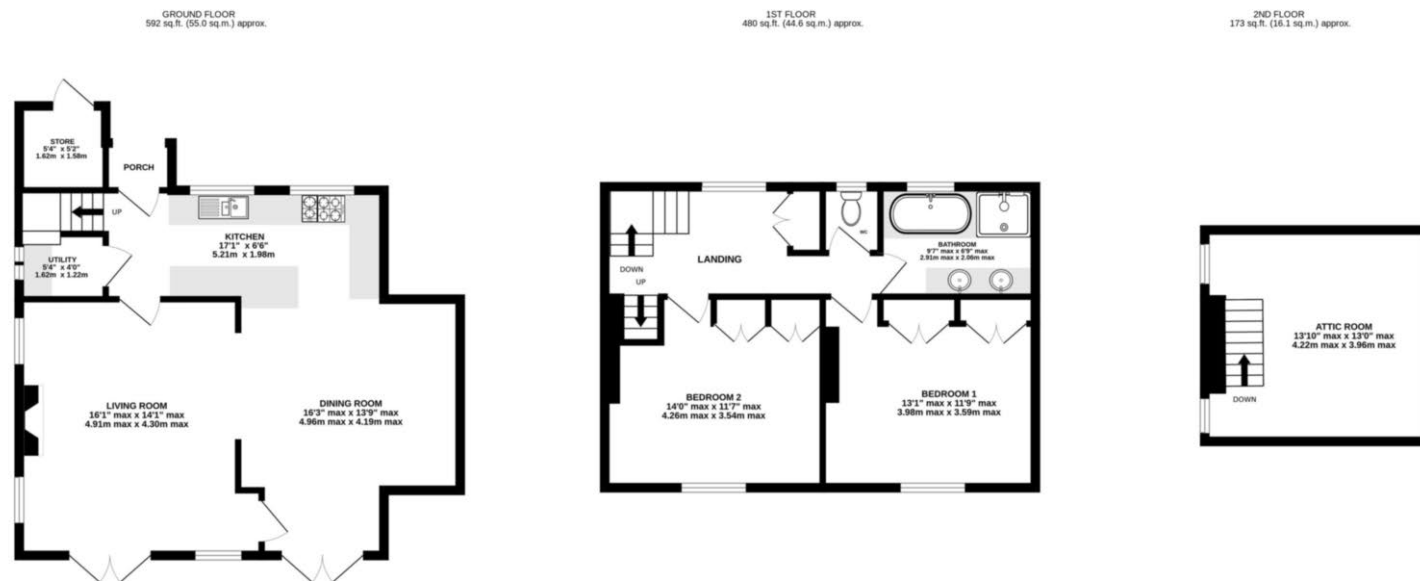
E

TOTAL FLOOR AREA

1246 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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