



**GASCOIGNE
HALMAN**

COVERPOINT, CHURCH LANE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT



COVERPOINT, CHURCH LANE, MOBBERLEY

Coverpoint is an exquisite, three-storey, four double bedroom, two bathroom extended detached home, all set within a generous private plot. Enjoying a highly sought-after elevated position, the property boasts fabulous views over Mobberley Cricket Ground and the National Trust fields beyond. With an abundance of kerb appeal, this handsome home retains its original character and charm throughout.

Access is via an eye-catching front door leading into an internal porch and through to a versatile family room, ideal for a range of uses. The welcoming entrance hallway includes a generous downstairs cloakroom and W.C. A bright and spacious dual aspect living room is a highlight, complete with bespoke fitted bookshelves and a fireplace that has been fully prepared for the installation of a log burner. Decorative French doors open onto the rear patio and garden, further enhancing the indoor-outdoor flow. To the rear, the heart of the home lies in an open-plan designed living, dining, and kitchen area, with garden views and a separate utility room.

Upstairs, a galleried landing provides access to three well-proportioned double bedrooms, including an excellent principal suite with its own dressing room and En-suite. A three-piece family bathroom serves the remaining bedrooms. The second floor houses a superb loft conversion featuring a fourth double bedroom with a distinctive eyebrow window, perfectly framing the idyllic countryside views.

Externally, the property is approached via a York stone driveway that extends through double gates to the side of the property. The beautifully tended front garden is bordered by mature planting and includes a charming stone-paved seating area. To the rear, the private and well-established garden offers a peaceful setting, complete with a spacious entertaining terrace, making it the ideal backdrop to this exceptional home. Coverpoint offers a rare opportunity to acquire a truly special residence in one of Mobberley's most desirable locations, just a short distance from Knutsford, Wilmslow, local amenities, and scenic countryside walks.





Exquisite 3-Storey Detached Home

Four Double Bedrooms & Two
Bathrooms

Elevated Position with Views over
Mobberley Cricket Ground

Spacious Dual-Aspect Living Room
with French Doors

Beautiful Open-Plan Living Dining
Kitchen

Superb Loft Conversion with Feature
Eyebrow Window

Generous York Stone Driveway

Mature Private Gardens with
Entertaining Terrace

Close to Countryside Walks, Knutsford
& Wilmslow



COVERPOINT, CHURCH LANE, MOBBERLEY

DIRECTIONS

SAT NAV: WA16 7RD

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

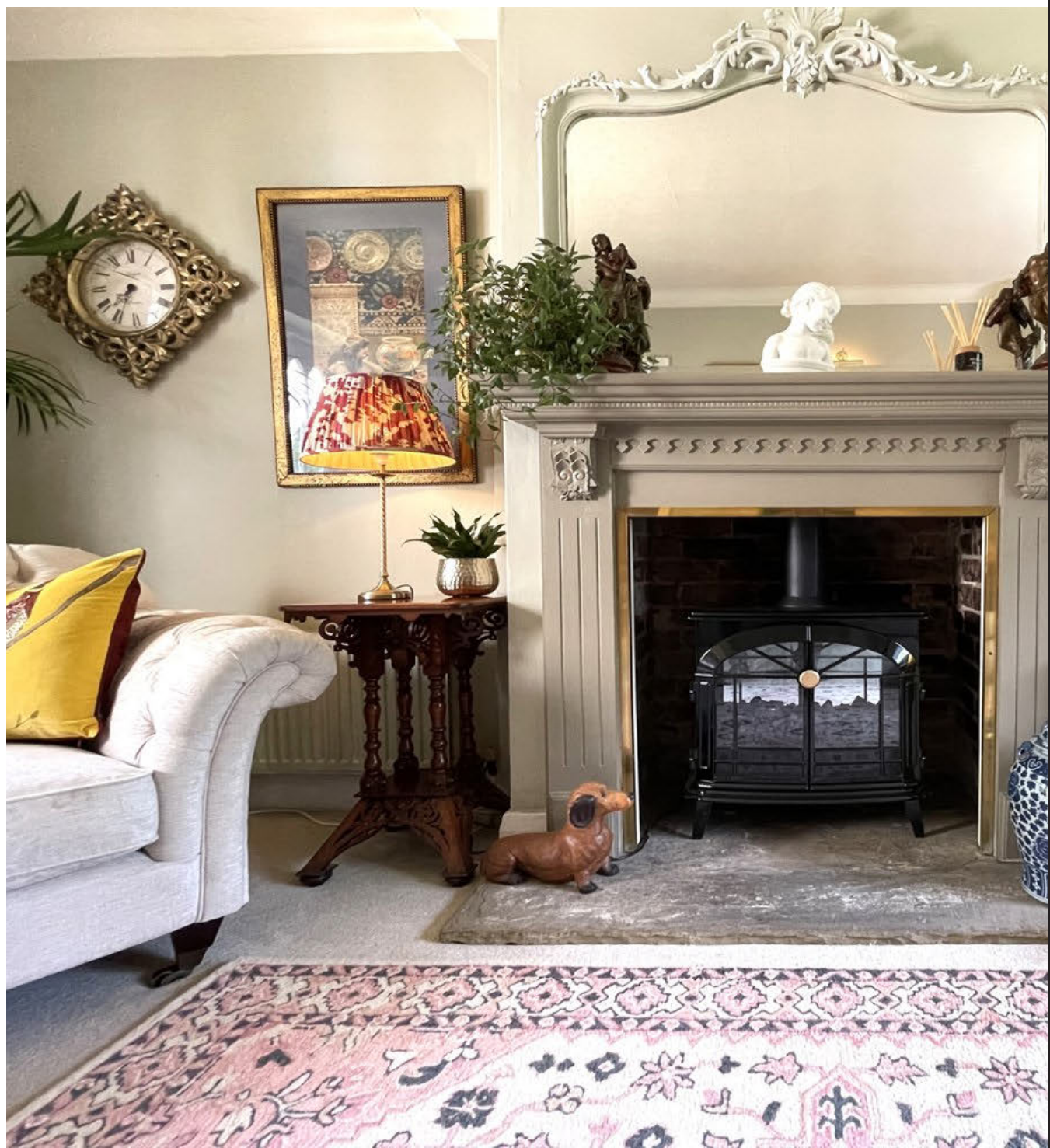
Freehold

SERVICES

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 'F'







ENERGY PERFORMANCE RATING

D

TOTAL FLOOR AREA

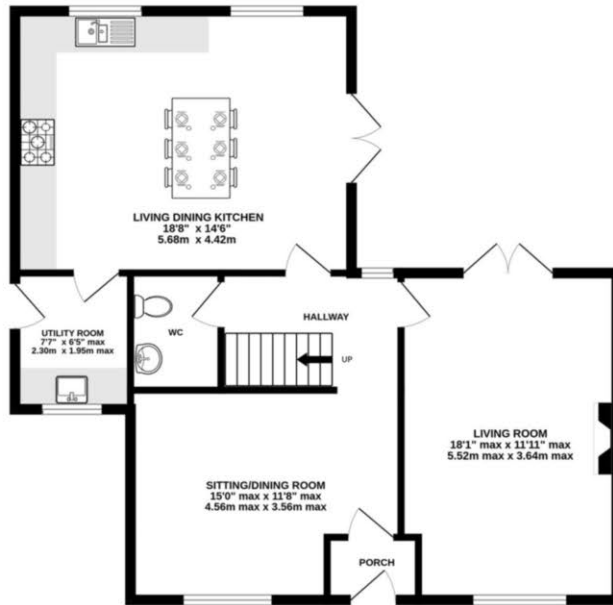
1877 SQ FT approx

VIEWINGS

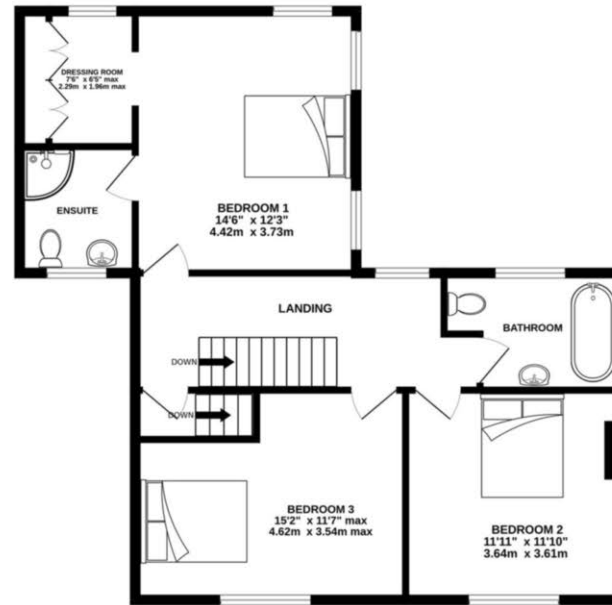
Viewing strictly by appointment through the Agents.



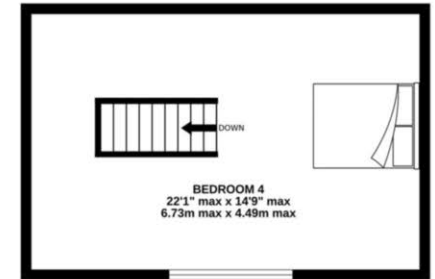
GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.2 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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