



**GASCOIGNE
HALMAN**

OLD HALL COTTAGE, HALL LANE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

|

A charming and extended Two Double Bedroom, Two Bathroom Period Cottage with generous parking and private balcony, all situated within highly desirable Mobberley.

Dating back to circa 1870 and steeped in local history, this beautifully presented period terrace cottage has been sympathetically refurbished and extended to provide stylish, contemporary living whilst retaining a wealth of character. At the heart of the home is a fabulous open-plan living, dining kitchen, complete with striking work surfaces, a central island, Neff integrated appliances and underfloor heating. This versatile day-to-day living space is flooded with natural light from Velux windows and French doors, which open directly onto the rear entertaining patio. A separate formal living room completes the ground floor.

An oak staircase with glazed inserts and light tubes leads to the first floor, where two well-proportioned double bedrooms are complemented by two thoughtfully designed bathrooms. Additionally, the principal bedroom benefits from a walk in cupboard and a private rear balcony which provides an additional outdoor retreat. Externally the property is further enhanced by excellent private parking to the rear, a rare advantage for a cottage in this setting.

The home is warmed by gas central heating via a newly installed boiler (2024) and is fully double-glazed, ensuring modern comfort throughout. Externally, it enjoys an elevated position set back from the road, adding both privacy and kerb appeal.

Occupying a desirable position within the Mobberley Conservation Area, the cottage lies within walking distance of the highly regarded Roebuck and Bulls Head pubs, and is ideally placed for the nearby towns of Knutsford, Wilmslow and Alderley Edge, as well as excellent transport links to Manchester and beyond. No chain and viewing highly recommended.

DIRECTIONS

SAT NAV: WA16 7JF

KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignealman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
HALMAN**

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

Leasehold. 999 Years lease from 1 September 2008. 982 Years remaining.

SERVICES (NOT TESTED)

All main 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

TBC

TOTAL FLOOR AREA

949 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 949 sq ft. (88.2 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metaphor 03/25

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.