







Meadow Gate, Breach House Lane

Mobberley

A charming detached country house in a wonderful position at the end of a long, private drive nestled in a small community of just four period homes within former farmstead, standing in lovely gardens and surrounding private grounds, with excellent additional annexe accommodation in two further buildings, in all extending to about 0.75 acres.

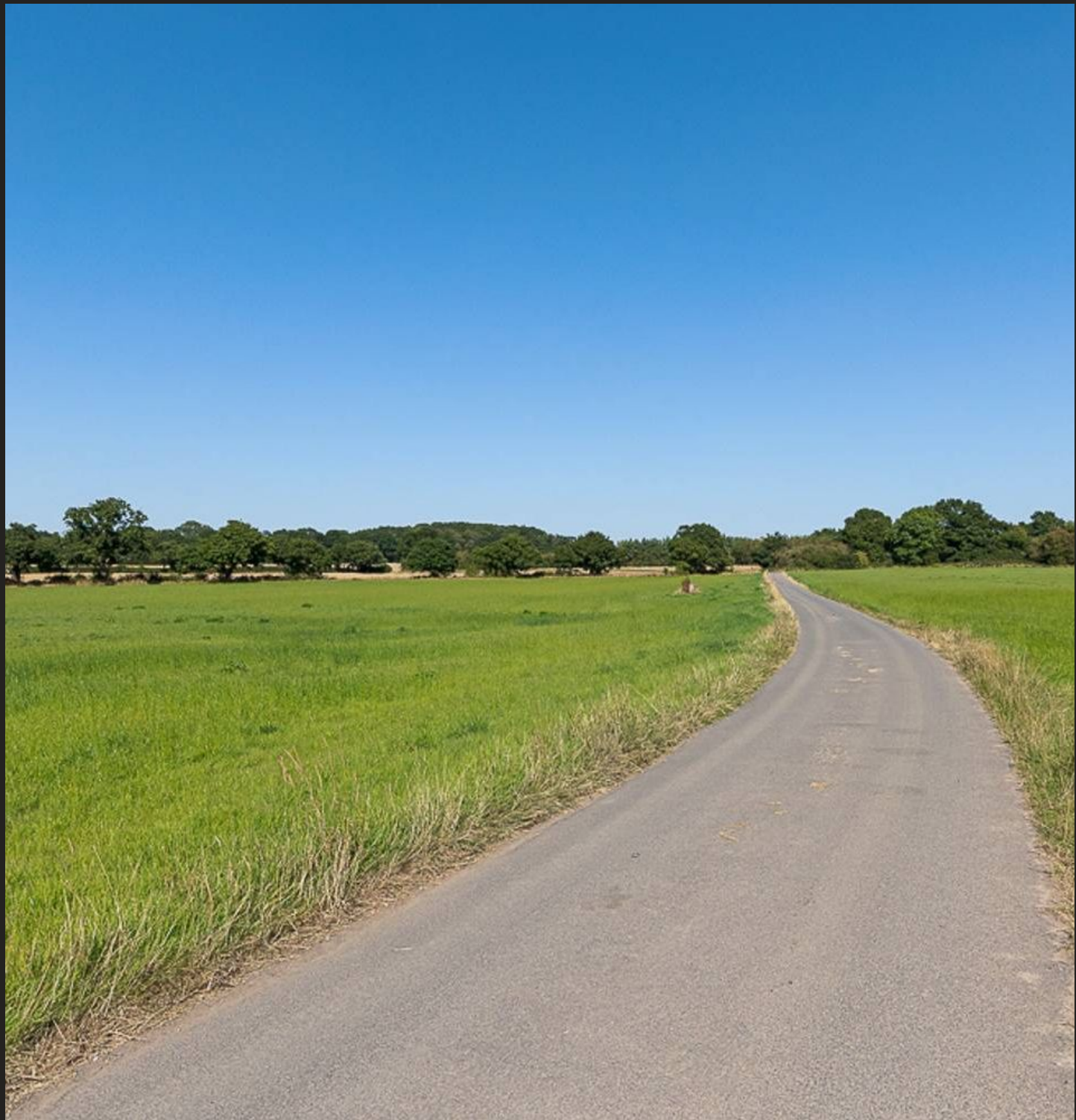
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

Directions: [///hence.caves.zest](https://hence.caves.zest)

- Attractive extended and refurbished detached cottage with excellent annex buildings
- Main house – 2351 square feet – Annex buildings 960 square feet – In all 3311 square feet
- Superb plot, with lots of parking, gardens and a small paddock area, in all about 0.75 acres
- Lovely rural location at the end of a long private drive
- Main three/four bedroom house, two, one bedroom guest suites
- Small enclave of four homes in a pretty, rural location between Knutsford and Hale



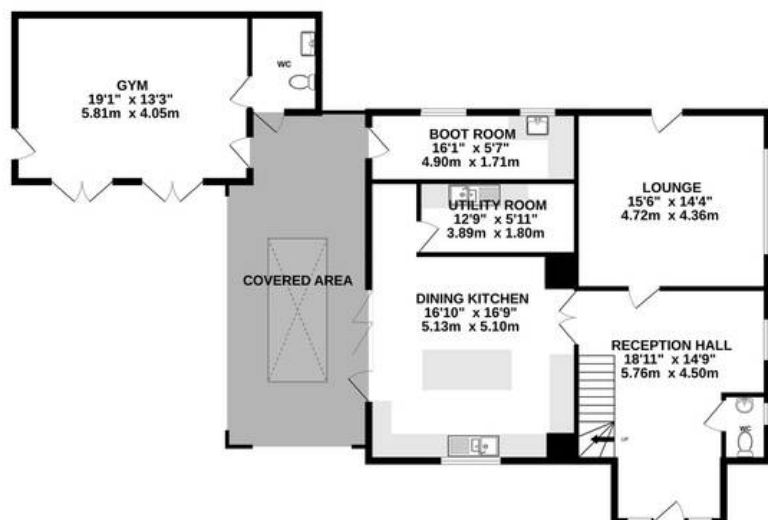




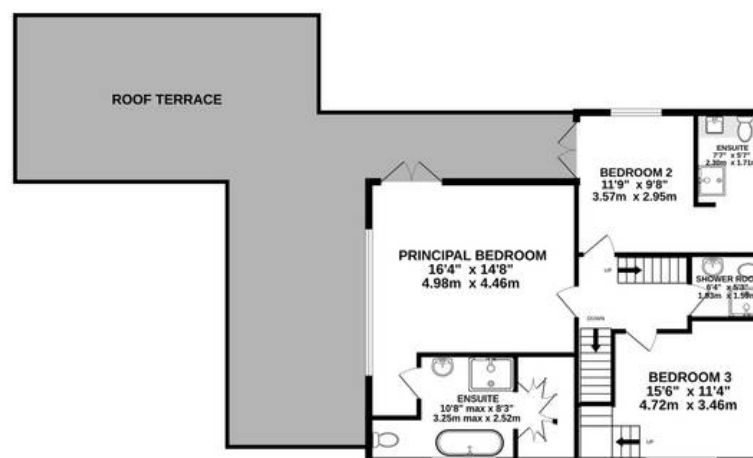




GROUND FLOOR
1248 sq ft. (115.9 sq.m.) approx.



1ST FLOOR
820 sq ft. (76.1 sq.m.) approx.



2ND FLOOR
284 sq ft. (26.4 sq.m.) approx.

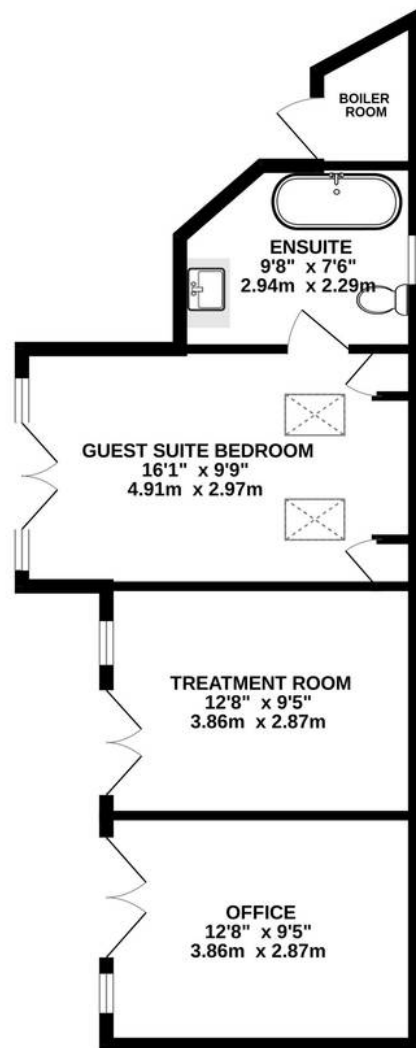


TOTAL FLOOR AREA : 2351 sq.ft. (218.5 sq.m.) approx.

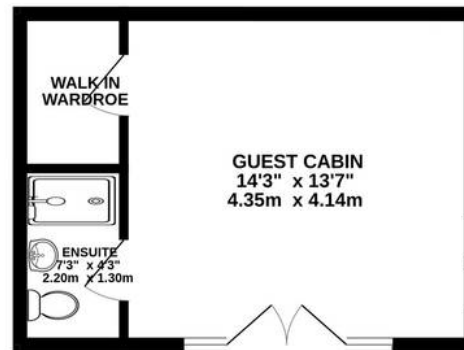
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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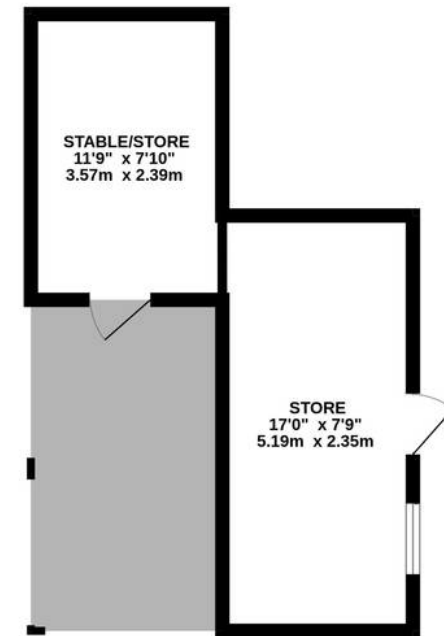
483 sq.ft. (44.9 sq.m.) approx.



252 sq.ft. (23.4 sq.m.) approx.



225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

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