













# Gorstycroft, Wood Lane

Mobberley, Knutsford

An exceptional large detached house in a wonderful rural position with superb open views, situated on a pretty no through country lane, extended and refurbished throughout and sat within truly immaculate gated gardens and grounds of around 2.2 acres, positioned in a very convenient location in between Knutsford, Wilmslow and Hale.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

- An exceptional 3000 square foot detached country house in a charming rural location between Knutsford, Hale and Wilmslow
- Immaculate landscaped gardens and grounds of about 2.2 acres
- Four bedrooms, two bathrooms and three reception rooms
- Potential to extend or enlarge with Permitted development rights





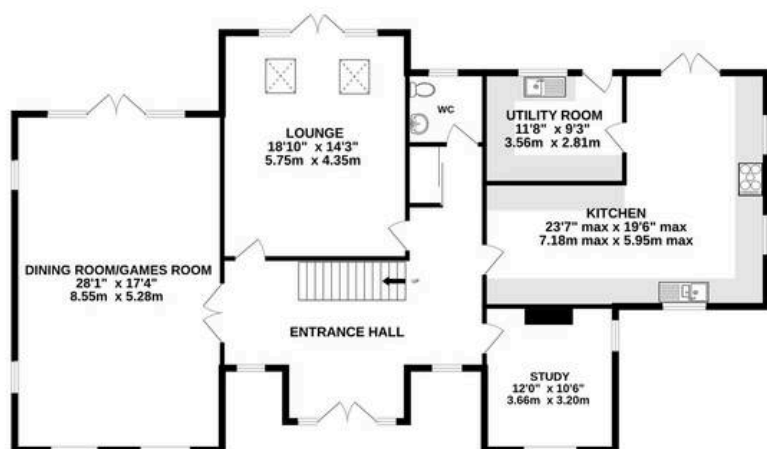




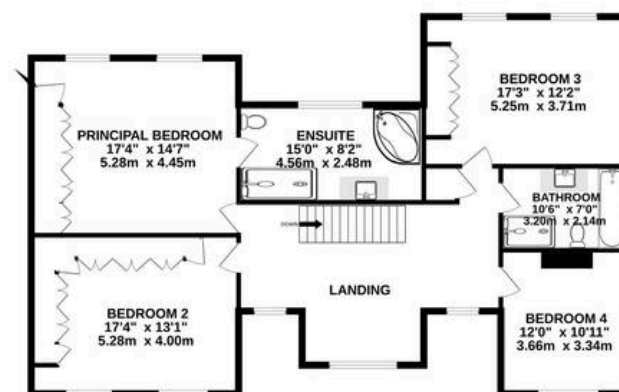




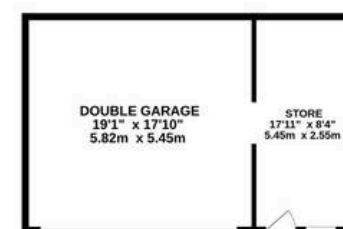
GROUND FLOOR  
1710 sq.ft. (158.9 sq.m.) approx.



1ST FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.



2ND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 3498 sq.ft. (324.9 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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