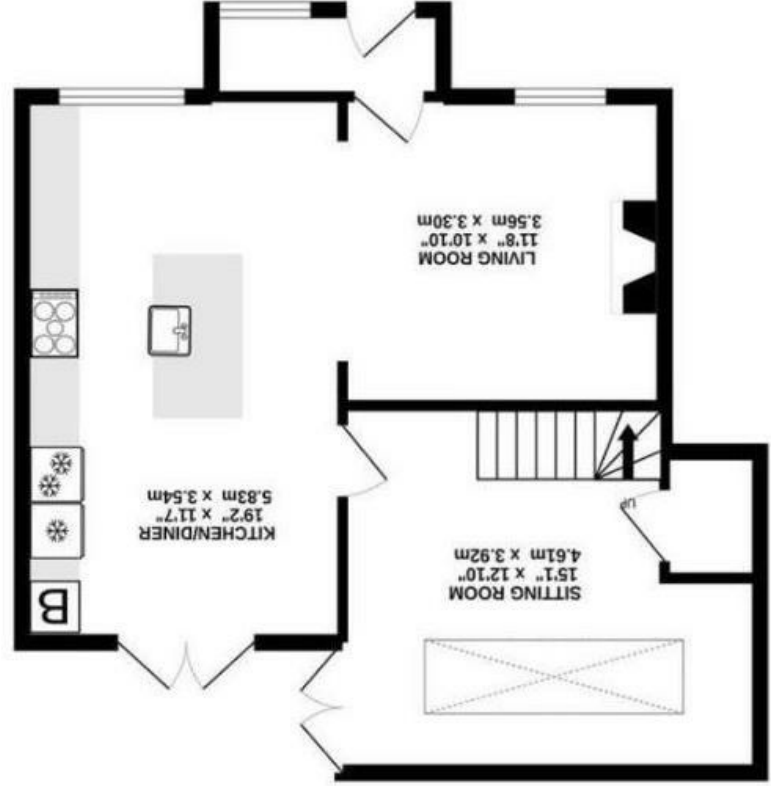
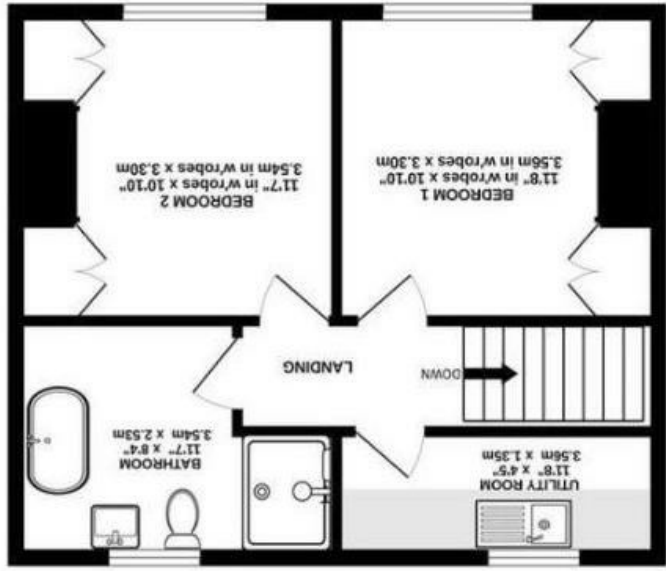


MISREPRESENTATION ACT 1967.  
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TOTAL FLOOR AREA: 988 sq.ft. (91.7 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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OFFERS IN EXCESS OF £500,000

74, THE COTTAGE, MOBBERLEY ROAD  
 KNUTSFORD, WA16 8EL



COUNCIL TAX BAND: D



Believed to be around 200 years old, this charming property is a beautifully restored and thoughtfully modernised home. Originally two cottages, it was combined into one attractive double-fronted residence. Recently updated and currently being redecorated, the house offers a harmonious blend of traditional charm and contemporary luxury.

### Description

Upon entering, a welcoming porch leads into a cosy front lounge featuring a log-burning stove. This space seamlessly flows into a spacious open-plan kitchen and dining area. The kitchen boasts a large central island with a wine cooler, plenty of storage, and an inset sink. High-quality integrated appliances, including a large pantry, make this area as functional as it is stylish. French doors in the dining area open onto a quaint courtyard, enhancing the indoor-outdoor connection.

The ground floor also features a rear lounge. Natural light floods the room through a roof lantern and additional French doors, also opening to the courtyard. This lounge is equipped with an integrated media wall with a fireplace inset and a striking turned oak staircase complemented by a glass balustrade.

Upstairs, there are two spacious double bedrooms with contrasting fitted furniture and plantation shutters. These rooms share a luxurious four-piece bathroom, featuring a walk-in shower, a contemporary freestanding bath, and underfloor heating. Completing the first floor is a convenient utility room, a thoughtful use of space commonly seen in European homes.

Externally, the property has a stone-flagged patio with a central pathway leading to a private and quiet front garden, perfect for outdoor dining and entertaining. Although the rear courtyard is compact, the property compensates with its proximity to the amenities of Knutsford and the seclusion it offers.

This high-standard home is possibly offered with no onward chain and is ready for its next owner to appreciate its unique charm and quality.

### Additional points

Kitchen

- Full length Freezer
- Full length Fridge
- Dishwasher
- InSinkErator hot tap
- Built in Microwave

Fully alarmed – external electrics to both front and rear.

Allocated parking available - Roughly £5.00 per annum.

### Tenure

We believe the Tenure to be Freehold.

### Living Room

### Kitchen/Diner

### Sitting Room

### Bedroom One

### Bedroom Two

### Bathroom

### Utility Room