

# Willow Barn

Mobberley

Andrew J Nowell  
& Company





## Willow Barn, Knutsford Road, Mobberley, WA16 7BE

An immaculately presented characterful barn conversion offering spacious accommodation in this idyllic semi-rural location within easy reach of Alderley Edge and Knutsford.

- Over 3,500 sq.ft
- Character Features
- Immaculately Presented
- Paddock

Willow Barn is a charming family home with beautifully presented accommodation extending to over 3,500 sq.ft.

This unique home boasts a wealth of charm and characterful features including exposed beams and trusses, exposed brick walls and fireplaces along with oak doors with traditional furniture and hardwood windows and doors.

On the ground floor there is a spacious entrance hall with cloakroom WC and ample storage, large drawing room with inglenook fireplace with log burning stove, family room, sun room with bi-folding doors opening onto the garden. Also from the hallway is the study with built in desk and storage and a feature of particular note is the stunning open plan living kitchen. The kitchen has traditional shaker units with central island with granite worksurfaces and integrated appliances, the kitchen area opens through to the dining/living area with vaulted ceiling with exposed beams and contemporary glass wine store. Off the kitchen is a utility/boot room with a continuation of the shaker units.

To the first floor is the principal bedroom suite with dressing area and en-suite shower room. There are three further double bedrooms and three bathrooms (two en-suite). The bathrooms have contemporary fittings, bespoke tiling and underfloor heating.











Externally the property is approached via a sweeping driveway which offers ample off road parking and leads to the garage. There is a charming South Easterly facing garden mainly laid to lawn with a stone flagged patio. There is an adjoining paddock, and the grounds extend to just under 1 acre.

Willow Barn is situated within easy reach of Alderley Edge, Wilmslow and Knutsford which offer everything for day-to-day needs, fine restaurants and bars, well renown schooling and with train stations with rail links to Manchester and London.

## Important Information

What 3 Words – [///canny.width.episodes](http://canny.width.episodes)

Council Tax – G

EPC Rating – D

Tenure – Freehold

Heating: LPG Central Heating

Services: Mains Electric & Water, Drainage via sewage treatment plant

Parking: Driveway & Garage

Flood Risk\*: Very Low Risk of flooding

Broadband\*\*: Superfast broadband available at the property.

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) Limited coverage indoors.

\* Information provided by GOV.UK

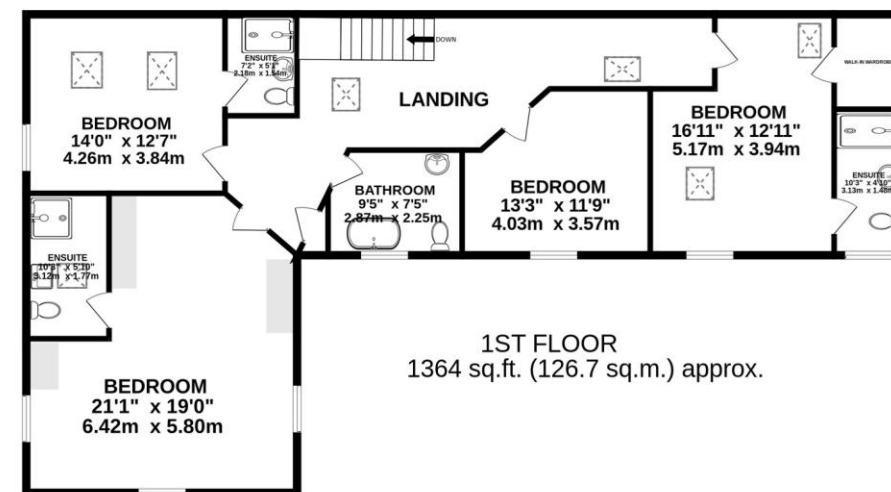
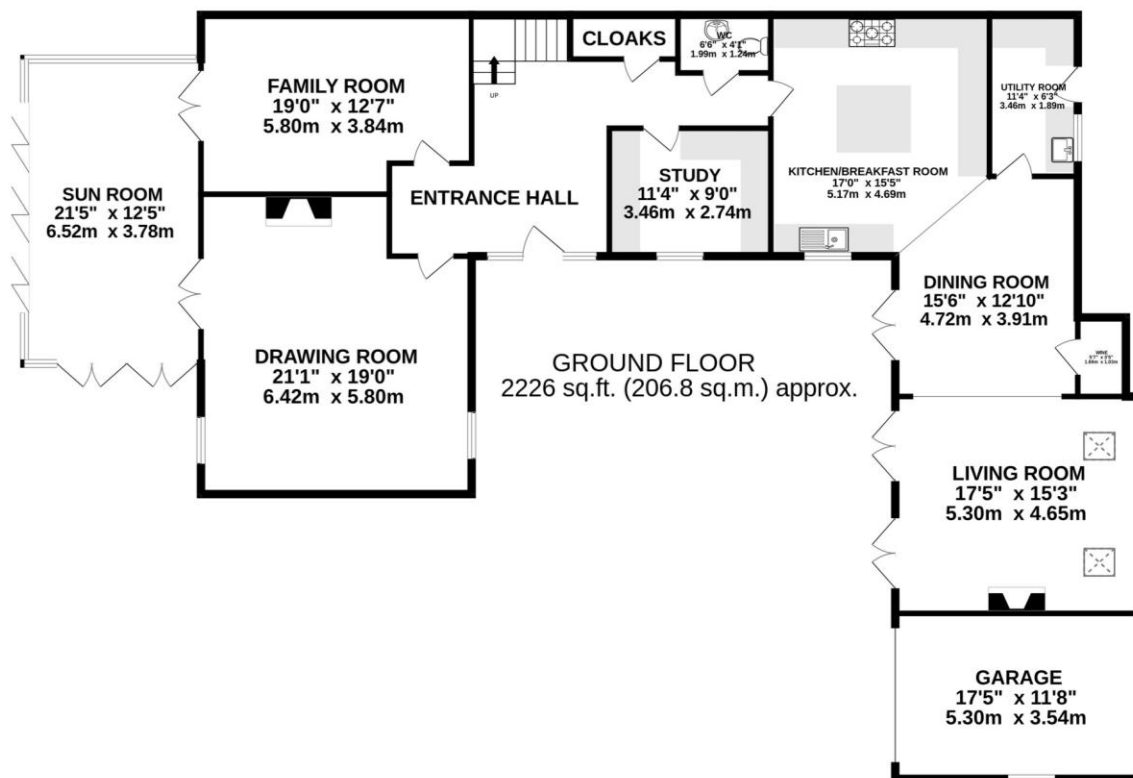
\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.









**TOTAL FLOOR AREA : 3590 sq.ft. (333.5 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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