



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Pepper Street | Mobberley
Asking Price £1,250,000



175 Ashley Road | Hale | WA15 9SD
 t: 0161 928 9355
 e: info@hibberthomes.com
 www.hibberthomes.com

Bath 3 Reception 3 Parking here Bedrooms 4

- 4 Bedrooms
- 3 Bathrooms
- Stunning Views
- Newly Renovated Throughout
- Detached Family Home
- Electric Gates
- Underfloor Heating Throughout Ground Floor
- South-West Facing
- Surrounding Green-belt Land
- 2408 sqft

A charming and impeccably presented detached family home, dating from 1867 and located on Pepper Street in the picturesque village of Mobberley, Knutsford. Completely re-furbished throughout and surrounded by green-belt land, ensuring an ever present view over the English countryside. The location encapsulates a feeling of privacy and tranquillity, whilst remaining within convenient distance of Knutsford and Hale Villages and access to Manchester Airport and Manchester City Centre. Renovated with no detail and expense spared, the house itself exudes character and warmth, where traditional British charm is combined with modern and practical luxury. To the side of the property is a gated driveway, offering off-street parking and a separate entrance to the side of the house. To the rear of the house is a low maintenance South-West facing garden, with unobstructed views over the fields beyond. The property briefly comprises; a grand and original stable door leading into a vaulted entrance hall. Downstairs WC. Open plan bespoke kitchen and living space, with integrated Neff appliances and doors leading out into the garden. Separate entrance hall. Separate Utility room. Further secluded study/ snug and additional living space with dual aspect windows. Stairs leading to the first floor; large wrap around landing. Two generous double bedrooms. Guest room with en-suite bathroom. Luxurious family bathroom suite. An opulent primary bedroom suite completes the property, with extensive built in wardrobes leading into the main room. The primary bedroom offers an abundance of natural light and a Juliet balcony to make the most of the idyllic views. A sumptuous standalone bath stands within the bedroom and an en-suite shower room completes the primary suite. A unique and rare opportunity to secure a historic home that combines modern luxury with period quality and countryside living.

