

Benson Bunch



Bespoke Property Consultancy  
Residential Letting and Sales

£895,000

Moss Lane

Knutsford, WA16 7BU

## PROPERTY SUMMARY

Welcome to Moss Lane, Mobberley, Knutsford - a charming semi-detached barn conversion that offers picturesque views over the countryside. The allure of this property lies not only in its idyllic location but also in the unique character that the barn conversion brings.

This property sits on an acre and a quarter plot, providing ample space for outdoor activities. The plot also features a stable block.

Property comprises: entrance hall, cloakroom and downstairs wc, 25ft lounge, large breakfast/dining kitchen with Miele appliances, four bedrooms, and family bathroom. Externally, cobbled courtyard parking area, front garden, and stable block.

Viewings recommended!

4



1



2









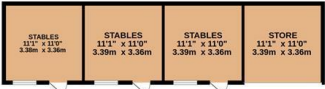
**LOCAL AUTHORITY**

**TENURE**  
House - Semi-Detached

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

OUTBUILDINGS  
490 sq.ft. (45.5 sq.m.) approx.



GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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