



**GASCOIGNE  
HALMAN**

MOSS LANE, MOBBERLEY

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THE AREAS LEADING ESTATE AGENT



## MOSS LANE, MOBBERLEY

No chain and set within approximately 1.25 acres of grounds, this attractive semi-detached period barn conversion combines timeless character with modern appointments. Approached via a cobbled driveway, the property boasts immense charm with Georgian bar windows, impressive oak beams, and contemporary finishes throughout.

The main residence is entered via double oak doors into an entrance vestibule. A welcoming hallway, complete with cloakroom and W.C., leads into a spacious living dining room, flooded with natural light from triple-aspect windows framing superb views over the Cheshire countryside. A well-appointed dining kitchen features Corian work surfaces and a suite of integrated appliances including double Miele ovens, Miele coffee machine, Siemens wine fridge, fridge freezer, and dishwasher. Dual-aspect windows enhance the space, while an adjoining utility room provides practical laundry facilities.

Upstairs there are four generous bedrooms include a principal bedroom with a striking feature window overlooking the Cheshire countryside. The family bathroom is fitted with a four-piece Villeroy and Boch suite, including a frameless glass shower, roll-top bath, vanity sink and W.C, all complemented by travertine tiling.

Externally, the property is accessed via a cobbled driveway which extends into a sizeable courtyard providing ample parking. The front garden is elevated from Moss Lane and features an expansive lawn and a York stone entertaining patio with views.

For buyers with equestrian needs, the property includes an extensive timber detached stable block, ideal for equestrian pursuits or additional storage.

Nestled on the rural fringe of Mobberley, the home enjoys a tranquil setting yet offers excellent commuter links via the M6 motorway. Nearby towns including Knutsford, Wilmslow and Alderley Edge, along with the mainline train station that provides swift access to Manchester and London.



## **DIRECTIONS**

SAT NAV: WA16 7BU

## **LOCATION**

Mobberley is one of the most sought after semi-rural villages, catering for day to day requirements and well located for easy access into Knutsford and Wilmslow town centres. Mobberley itself has its own rail station, providing frequent commuter service to Manchester, together with a number of well known public houses. The nearby town centres however cater for more comprehensive shopping facilities and include a number of larger retail outlets. Excellent educational facilities cater for children of most ages in both the State and Private Sector. For sports person both towns host a Leisure Centre, coupled with private sporting clubs and notable golf courses within easy reach. There are excellent links to the nearby Northwest motorway network and Manchester International Airport.

## **TENURE**

Freehold

## **SERVICES (NOT TESTED)**

Main water & Electric. Oil Central heating. Private Drainage. Services have not been tested and you are advised to make your own enquiries and/or inspections.

## **LOCAL AUTHORITY**

Cheshire East Council Tax Band: F

## **ENERGY PERFORMANCE RATING**

E

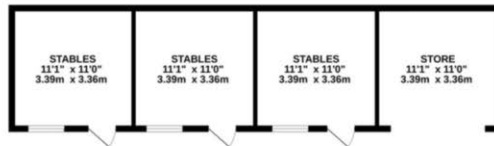
## **TOTAL FLOOR AREA**

2101 SQFT approx

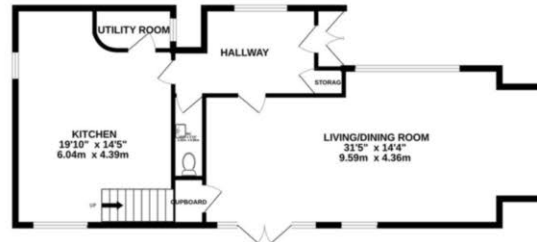
## **VIEWINGS**

Viewing strictly by appointment through the Agents.

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.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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