



Mobberley
Pepper Street


IRLAMS
of Knutsford



The Property

This immaculately presented, architecturally designed four-bedroom, four-bathroom detached barn conversion has very recently been extended and undergone a full programme of refurbishment and remodelling to now offer light, spacious and flexible living accommodation blending character features with contemporary styling with underfloor heating throughout. Particular mention must be made of the stunning Living Dining Kitchen with vaulted ceiling, dual central islands, log burner, window seats and Velux windows, the principal bedroom suite with dressing room and en-suite shower room, the guest bedroom suite to the ground floor with ensuite shower room and sauna as well as the recently added, timber clad, family room showcasing modern flair, featuring floor to ceiling windows with quadruple aspect, bi fold doors, log burner and living roof.

The property is located in a quiet backwater of Mobberley village on a leafy country lane, surrounded by open countryside and in close proximity to the cosmopolitan towns of Knutsford, Hale and Alderley Edge whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through timber five bar gates over a sweeping gravel driveway, providing ample off-road parking, leading around the property to the detached garage. To the front the vendors have created an orchard, laid to lawn in the main with multiple fruit trees, flowing to the rear with open lawned garden and landscaped courtyard. Large, porcelain tiled patio area, accessed via the bi-fold doors off the family room provides ideal opportunity for alfresco dining and enjoying the countryside setting. The plot extends to circa 0.5 acre with additional land (up to 2.5 acres) available by separate negotiation.

Directions

From the roundabout in the centre of Knutsford proceed along King Edward Road turning left at the traffic lights down Adams Hill and passing the railway station. At the next set of traffic lights turn left up Hollow Lane and onto Mobberley Rd. Proceed along Mobberley Rd passing the Bentley garage and through the traffic lights heading into Mobberley. Having passed Rycroft Lane on the right hand side, take the next left onto Broadoak Lane. Continue along Broadoak Lane at the junction bear left onto Pepper Street where the driveway to the property can be found after a short distance on the right hand side.

SUMMARY OF ACCOMMODATION

- This architecturally designed & immaculately presented, detached, barn conversion fully refurbished throughout blending character features with contemporary styling
- Substantial, flexible living accommodation
- Open plan living dining kitchen with integrated appliances & separate utility room
- Four generous bedrooms & four bathrooms (two en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining & additional field (available by separate negotiation)
- Private gated driveway, car port & garaging
- Superb views overlooking open countryside







103 King Street, Knutsford,
Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk



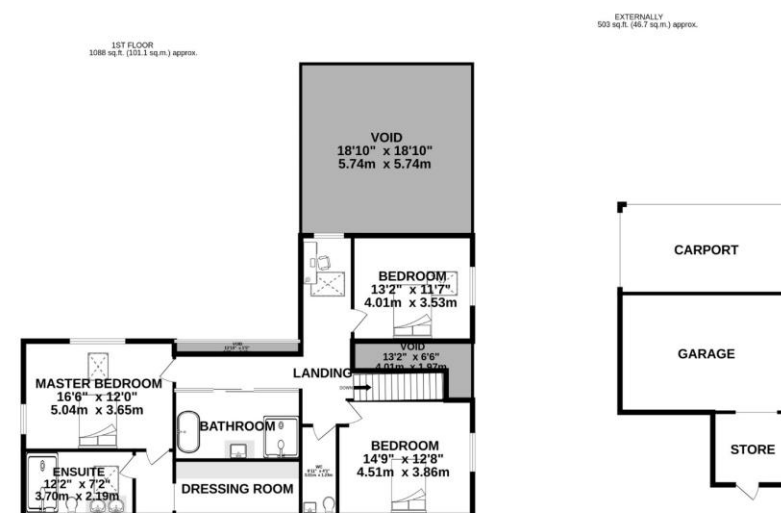
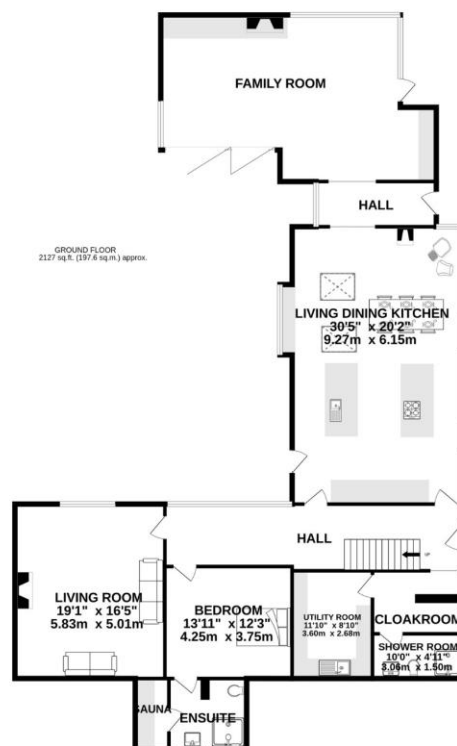
Guide Price – £1,650,000

Postcode – WA16 6JH

Tenure – Freehold

Local Authority - Cheshire East

Council Tax – Band G



TOTAL FLOOR AREA : 3718 sq. ft. (345.4 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.

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.