



Mobberley
Ostlers House, Ostlers Lane


IRLAM
of Knutsford



The Property

This beautifully presented, four-bedroom detached character property has been sympathetically maintained and improved over the years by the current owners to now offer light spacious and flexible living accommodation in a modern style. Particular mention must be made of the open plan breakfast kitchen with central island adjoining the sitting room with log burner and French doors to the patio, the large living dining room with dual aspect and feature fireplace as well as the very recently refitted family bathroom and downstairs shower room. There is also huge potential for equestrian families to keep horses on site with a range of facilities whilst offering opportunity for development or to run a business (subject to relevant permissions).

Located on the outskirts of the village in a very private position adjoining open countryside with a range of walks on the doorstep, in close proximity to local towns whilst being ideally positioned for all major network access to the Northwest and beyond.

The property is approached through electrically operated, timber gates over a gravel hardstanding with large parking area leading to a cobbled driveway and front entrance. The formal gardens are laid to lawn in the main, offering a high degree of privacy with large lily pond, viewing deck, raised decked patio area incorporating hot tub with pergola and stone flagged pathways. Beyond the gardens are two large paddocks with menage (full plot size extending to 2.4 acres in total), a range of stables and a large split-level barn offering a range of different purposes and full equestrian facilities. Further land available of up to 10.5 acres for long term rent on a Common Law Grazing Tenancy.

Directions

From Knutsford Town Centre pass the rail station to the traffic lights. Proceed up Hollow Lane & continue along Mobberley Road/Knutsford Road (B5085) for approx 4 miles. Turn left just prior to The Bird in Hand public house onto Hall Lane. Turn left onto Davenport Lane and continue right onto Blakeley Lane. Turn left onto Ostlers Lane and continue to its end where the property will then be seen.

SUMMARY OF ACCOMMODATION

- This beautifully presented, detached, character property situated in a rural location adjoining open countryside
- Substantial, flexible living accommodation
- Breakfast kitchen with integrated appliances
- Four generous bedrooms & two bathrooms
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining,
- Additional paddocks & land, overall plot in total 2.4 acres
- Driveway, substantial range of outbuildings, stables & barn
- Superb views overlooking open countryside
- Option to rent additional fields, in all extending to approx 10.5 acres







103 King Street, Knutsford,
Cheshire, WA16 6EQ

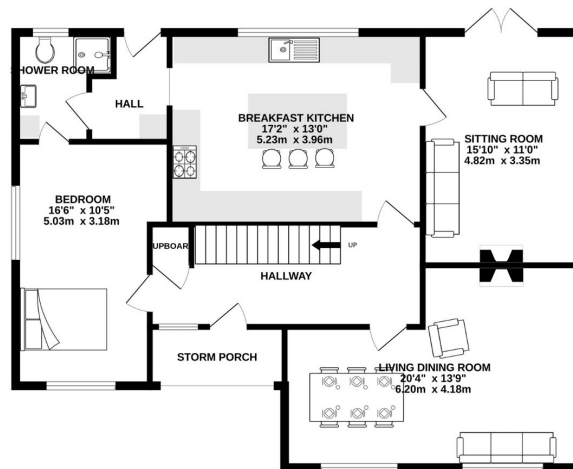
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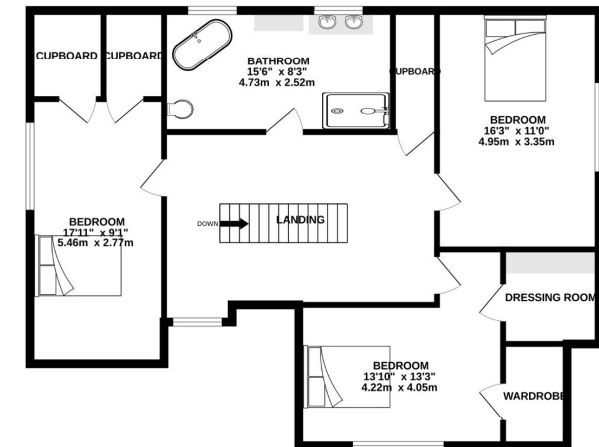
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GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.

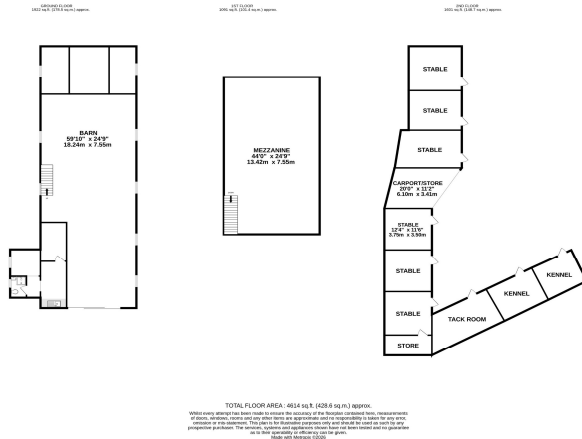


1ST FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA: 2021 sq.ft. (187.7 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



Guide Price – £1,150,000

Postcode – WA16 7LY

Tenure – Freehold

Local Authority - Cheshire East

Council Tax – Band G

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