



**GASCOIGNE  
HALMAN**

NEWTON BANK COTTAGE, NEWTON HALL LANE,  
MOBBERLEY

THE AREAS LEADING ESTATE AGENT

An attractive and characterful end-of-terrace country cottage nestled within a prime position in sought-after Mobblerley, offering approximately 1,320 sq. ft. of space including a detached garage and charming garden room. Steeped in history and charm, this delightful home blends timeless features with everyday comfort and practicality.

Upon entering, a welcoming hallway leads to a well-appointed ground-floor shower room with W.C. The heart of the home comprises two spacious reception rooms, both enhanced by exposed timber beams. A cosy living room with an open fireplace invites quiet evenings in, while the elegant dining room provides a warm space for entertaining.

The recently updated kitchen with an integrated fridge/freezer flows seamlessly into the delightful garden room - an ideal spot for morning coffee or hosting guests with views over the private garden.

The first floor benefits from two well-presented double bedrooms, with the principal bedroom further enhanced by fitted wardrobes and a dressing area. A stylish 3-piece family bathroom with additional walk-in shower completes the accommodation.

Externally, the cottage continues to impress with mature, well-stocked gardens to both the front and rear. The generously sized enclosed front garden is adorned with mature plants and a water feature, creating an attractive, welcoming approach. To the rear, a private courtyard-style garden offers a peaceful, low-maintenance outdoor retreat - ideal for al fresco dining.

Adding further appeal is a handy detached garage, equipped with power and lighting, offering excellent storage, workshop potential or scope to convert (subject to the necessary consent).

This charming home presents an exciting opportunity to reside in a countryside haven, all within easy reach of Knutsford, Wilmslow, local public houses, and scenic walks.

#### DIRECTIONS

SAT NAV: WA16 7LB

#### AGENT NOTE

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

#### LOCATION

Mobblerley 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. Mobblerley 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)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: E

#### ENERGY PERFORMANCE RATING

D

#### TOTAL FLOOR AREA

1328 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1328 sq ft. (123.4 sq m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made and Measured 12/22

## KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignealman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE  
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) 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; (ii) 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 tenants 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.