



To Let

Barncroft Farm, Woodend Lane

Mobberley, WA16 7LZ

Woodend Lane

£2,250 pcm (Inc Bill Water/Elec and Gardener)



The Property

This immaculately finished and meticulously designed barn conversion has very recently undergone a full programme of refurbishment and redevelopment to provide great size accommodation with a contemporary flair, all over one floor. Particular mention must be made of the Bespoke William Yeoward kitchen by Smallbone with fitted Miele appliances and granite surfaces, the air source heat pump, heat recovery system and under-floor heating throughout the property giving a high degree of energy efficiency (including solar panels as part of Green Energy grant) as well as the large open plan living accommodation along with the beautifully appointed bathrooms. Situated in a small select development of similar properties in a lovely rural position at the end of a long, leafy lane whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached via a gravel driveway, providing two allocated parking spaces, leading to the front door and around either side to the front and rear garden.

The front garden is a of a good size, lawned in the main with large York stone flagged patio, ideal for alfresco dining, retained by post and rail fencing. The rear garden is in a courtyard style, flagged with York stone and enclosed by bricked elevations.

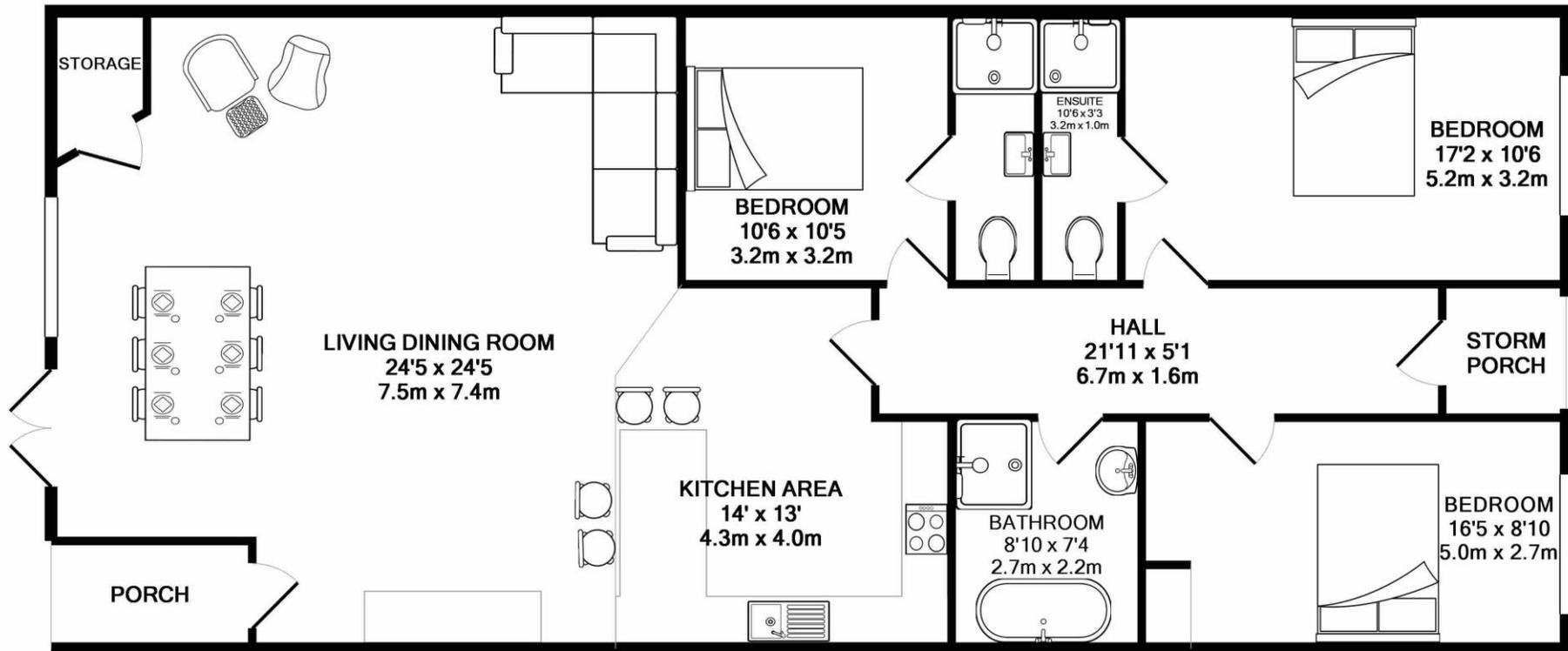
Directions

From Knutsford follow the Mobberley Road out of town passing through Mobberley Village towards Wilmslow. Follow Hall Lane passing the Victory Hall on the left hand side, for about a mile turning left into Newton Hall Lane just before the Bird In Hand pub. Where the road forks bear left (Newton Hall Lane) at the T junction take a left onto Davenport Lane, continue straight onto Blakeley Lane and take a left onto Ostlers Lane. Upon reaching the fork in the road, bear right onto Woodend Lane there the property can be found towards the end of the Lane on the right hand side.

- A stunning barn conversion with high quality fittings
- Lovely rural position
- Bespoke William Yeoward kitchen by Smallbone with Miele appliances
- Mitsubishi air source heat pump & full solar system with low running costs
- Three double bedrooms
- Three en-suite bathrooms
- Private, enclosed gardens with stone-paved patio & lawned areas
- Driveway providing ample off road parking
- Available Immediately

Postcode – WA16 7LZ
EPC Rating – D
Local Authority – Cheshire East
Council Tax – E





TOTAL APPROX. FLOOR AREA 1431 SQ.FT. (133.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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