





High Noon Ancoats Lane

Mobberley

A modern country house in a superb rural position between Knutsford and Alderley Edge, standing to the front of an exceptional plot which includes private, landscaped gardens and wonderful surrounding fields and paddocks, with far reaching views towards the Pennines at the rear, in all about 15 acres or thereabouts.

Council Tax band: G

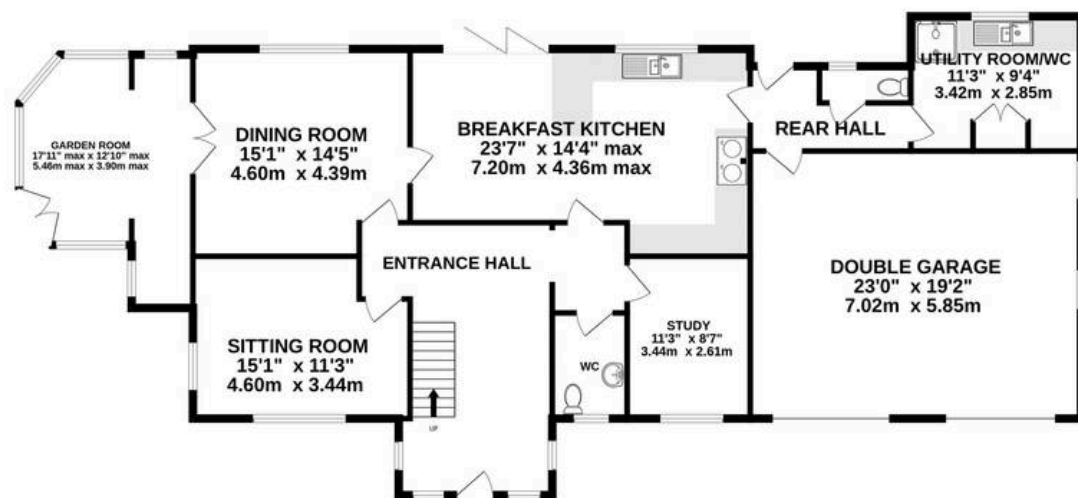
Tenure: Freehold

EPC Energy Efficiency Rating: C

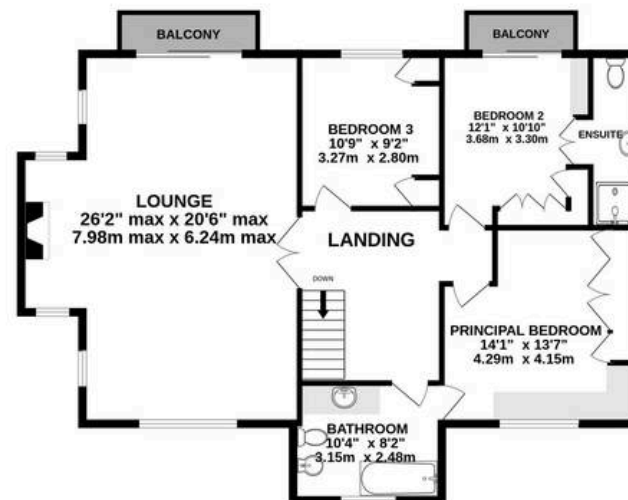
- Modern country farmhouse in an exceptional position, with lovely gardens and grounds, in all nearly 2.5 acres
- Great scope for modernisation and improvement, or even complete redevelopment (subject to planning)
- Three/four bedrooms, four reception rooms, in all just under 3000 square feet
- Superb far reaching open views over farmland and beyond
- Rural location midway between Knutsford, Alderley Edge and Wilmslow



GROUND FLOOR
1823 sq.ft. (169.3 sq.m.) approx.



1ST FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA : 2911 sq.ft. (270.4 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.

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Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



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