



Mobberley
Hall Lane


IRLAMS
of Knutsford



The Property

No Chain. A rare opportunity to acquire a substantial four-bedroom detached family home set within a generous and private plot, now requiring a full programme of modernisation throughout. The property offers excellent potential for a comprehensive refurbishment, remodel or extension (subject to the relevant planning permissions), making it an ideal purchase for developers, investors or buyers looking to create a long-term family home to their own specification.

The property provides well-proportioned and versatile accommodation throughout, with multiple reception rooms including a large drawing room with open fireplace and a garden room enjoying attractive views over the rear gardens. The layout offers flexibility for modern family living and presents an exciting opportunity to reconfigure and enhance to suit individual requirements.

Externally, the property sits on a generous plot with mature gardens wrapping around the house, providing a high degree of privacy and an open aspect over adjoining countryside. A sweeping driveway leads to a detached double garage with first-floor space, offering further potential for a variety of uses.

Situated within the highly regarded Mobberley Conservation Area, the property enjoys a prime semi-rural setting whilst remaining conveniently close to the amenities of Wilmslow and Knutsford. Renowned local public houses, including The Bulls Head and The Roebuck Inn, are within easy walking distance, adding to the appeal of the location. Excellent transport links are also nearby, providing straightforward access to the wider Northwest and beyond.

Directions

From the centre of Knutsford proceed along King Edward Road (A50) passing the shell petrol station on the left. At the traffic lights turn left onto Adams Hill passing the railway station. At the traffic lights turn left onto Hollow Lane which becomes Mobberley Road. Follow Mobberley Road passing Bentley Manchester and proceed through the traffic lights onto Knutsford Road which becomes Town Lane. Continue through the centre of the village into Hall Lane where the property will soon be seen on your right.

SUMMARY OF ACCOMMODATION

- This well-presented, detached family property with a wealth of original character features
- Offers a great opportunity to update, refurbish and/or remodel
- Substantial, flexible living accommodation
- Four generous bedrooms & two bathrooms (one en-suite)
- Stunning, private formal gardens with patios and extensive lawned areas, ideal for alfresco dining and entertaining
- Driveway, detached double garage with hobbies room over
- Superb views overlooking open countryside





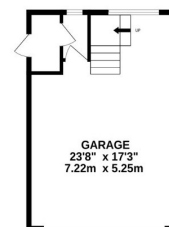
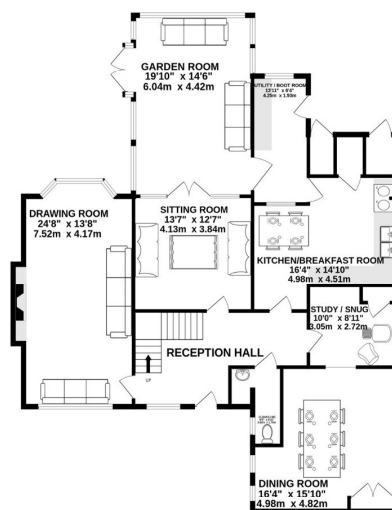


103 King Street, Knutsford,
Cheshire, WA16 6EQ
01565 654 000
E: info@irlamsestateagents.co.uk
www.irlamsestateagents.co.uk

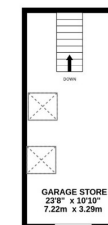
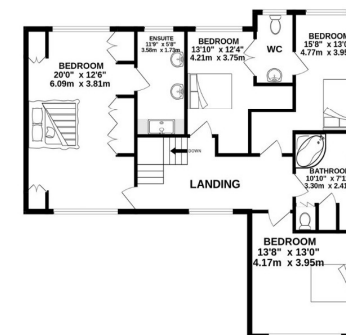


Guide Price – £975,000
Postcode – WA16 7AE
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band G

GROUND FLOOR
2010 sq.ft. (186.7 sq.m.) approx.



1ST FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 3240 sq.ft. (301.0 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.
Made with Metropix ©2025

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

- 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;
- 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;
- 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.