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Rushton



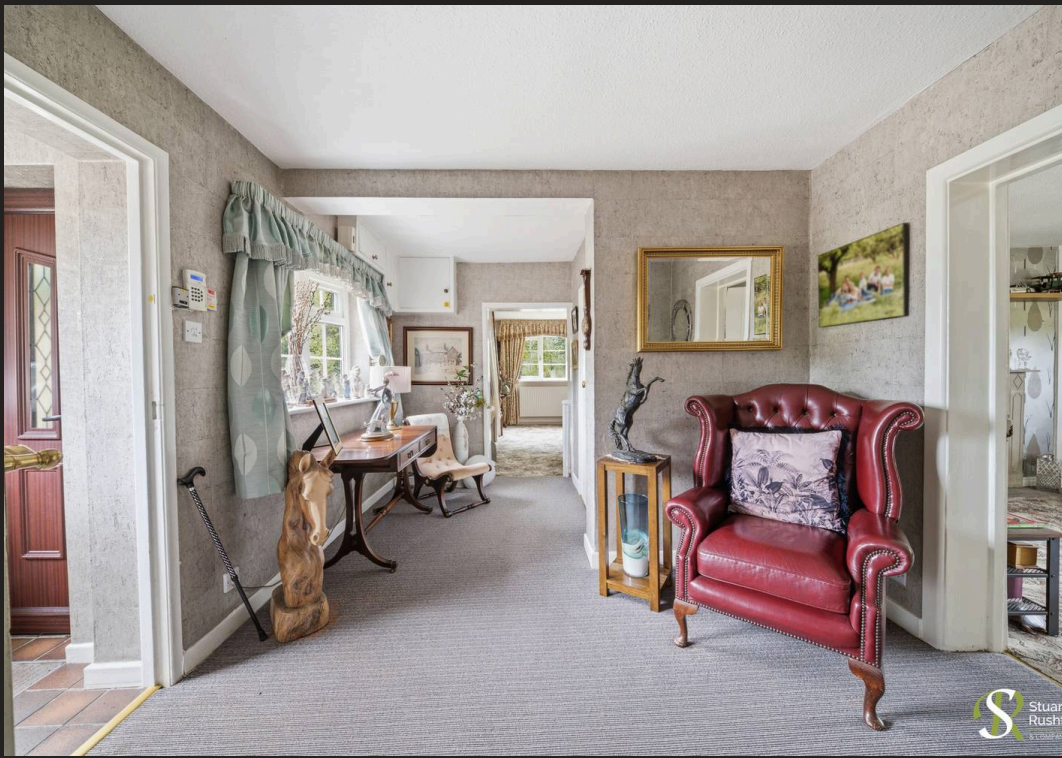
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# Hobbs Hill Farm

Hobbs Hill Lane, High Legh

A lovely detached period Farmstead in a really charming rural location with superb open views, together with an excellent range of traditional brick outbuildings with potential for conversion, with pretty landscaped gardens and excellent land, in all just under 11 acres.

Council Tax band: H

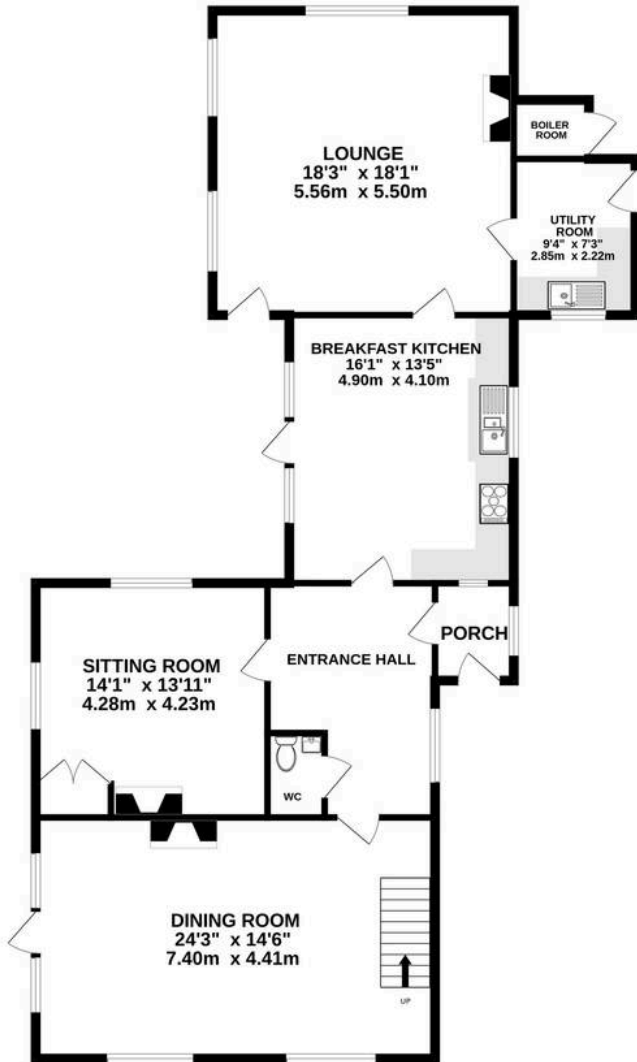
Tenure: Freehold

EPC Energy Efficiency Rating: E

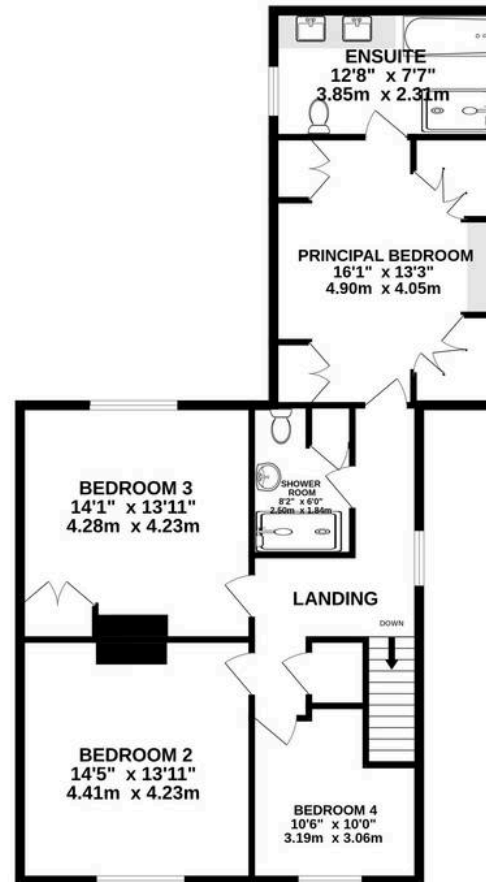
- Attractive farmstead in a picturesque and convenient rural position with land and outbuildings
- Charming 2300 square foot farmhouse, extensive outbuildings and barn party room, in all 5700 square feet
- Charming flagged courtyard, pretty surrounding gardens and paddock to the rear (1.29 acres) and opposite across the lane (9.6 acres), in all about 11 acres
- Four bedrooms, two bathrooms and three reception rooms
- Potential ancillary accommodation in the adjacent barn
- Drainage to septic tank (assumed non compliant).



GROUND FLOOR  
1320 sq.ft. (122.6 sq.m.) approx.



1ST FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 2778 sq.ft. (258.1 sq.m.) approx.

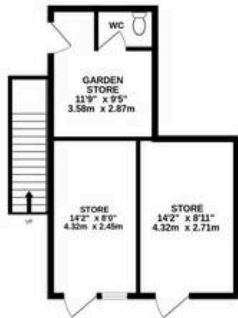
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**GROUND FLOOR**  
1791 sq.ft. (166.4 sq.m.) approx.



**1ST FLOOR**  
1132 sq.ft. (105.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2923 sq.ft. (271.6 sq.m.) approx.**

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