



2 Old Hall Cottage Hall Lane, Mobberley

Knutsford

£450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Knutsford

A charming and extended Two Double Bedroom, Two Bathroom Period Cottage with generous parking and private balcony, all situated within highly desirable Mobberley.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Bathed in Natural Light Via Velux Windows & French Doors
- Private Rear Balcony & Entertaining Patio
- Two Double Bedrooms & Two Stylish Bathrooms
- Excellent Private Parking to The Rear
- NO CHAIN: Charming Period Cottage Dating Back to Circa 1870
- Sympathetically Refurbished, Extended & FULLY RE-ROOFED
- Striking Worksurfaces & Neff Integrated Appliances
- Fabulous Open Plan Living Dining Kitchen with Island
- No Chain & Viewing Recommended
- Desirable Conservation Area Setting in Mobberley Village



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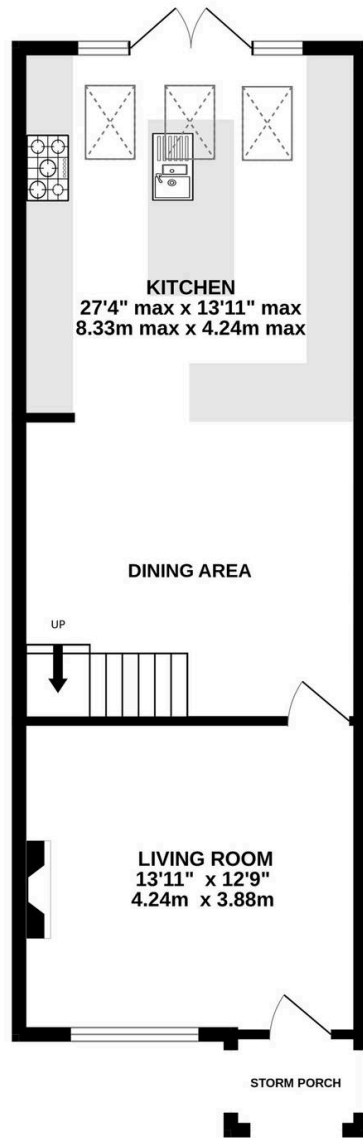
No Chain: Dating back to circa 1870 and steeped in local history, this beautifully presented period terrace cottage has been sympathetically refurbished, extended and fully re-roofed to provide stylish, contemporary living whilst retaining a wealth of character. At the heart of the home is a fabulous open-plan living, dining kitchen, complete with striking work surfaces, a central island, Neff integrated appliances and underfloor heating. This versatile day-to-day living space is flooded with natural light from Velux windows and French doors, which open directly onto the rear entertaining patio. A separate formal living room completes the ground floor.

An oak staircase with glazed inserts and light tubes leads to the first floor, where two well-proportioned double bedrooms are complemented by two thoughtfully designed bathrooms. Additionally, the principal bedroom benefits from a walk in cupboard and a private rear balcony which provides an additional outdoor retreat. Externally the property is further enhanced by excellent private parking to the rear, a rare advantage for a cottage in this setting.

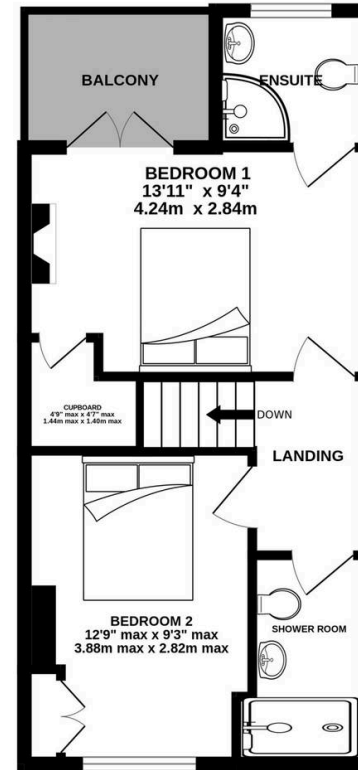
The home is warmed by gas central heating via a newly installed boiler (2024) and is fully double-glazed, ensuring modern comfort throughout. Externally, it enjoys an elevated position set back from the road, adding both privacy and kerb appeal. Occupying a desirable position within the Mobberley Conservation Area, the cottage lies within walking distance of the highly regarded Roebuck and Bulls Head pubs, and is ideally placed for the nearby towns of Knutsford, Wilmslow and Alderley Edge, as well as excellent transport links to Manchester and beyond. No chain and viewing highly recommended.



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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