

TO LET

Barncroft Farm, Woodend Lane, Mobberley

IRLAMS of Knutsford



Mobberley, WA16 7LZ

Woodend Lane

£2,200 pcm







The Property

This simply stunning barn has been newly converted and is now fitted to the highest specification, with zoned under-floor heating, air source heat pump and heat recovery system throughout. Particular mention must be made of the bespoke Smallbone kitchen, designed by Kelly Hoppen and fitted with a range of Gaggenau appliances including steam ovens. Situated in a beautiful setting in a quaint backwater of rural Mobberley, this home provides a fantastic opportunity for country living, within touching distance of Knutsford, Alderley Edge and Wilmslow.

The property is approached via a gravel car park and pathway with passive courtesy lighting and a gated front garden laid mainly to lawn and bordered with attractive shrubs and hedges. The stone-paved patio provides the perfect opportunity for al fresco dining.

To the rear is a gated courtyard ideal for muddy boots and bikes.

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 in rural position
- Mitsubishi air source heat pump and full solar system with low running costs
- Bespoke Smallbone kitchen with appliances
- Two generous bedrooms (the master having walk-in wardrobe)
- Two en-suite bathrooms
- Lovely private, enclosed gardens with stone-paved patio & lawned areas
- Driveway providing ample off-road parking
- Unfurnished
- Available now

Postcode – WA16 7LZ

EPC Rating – B

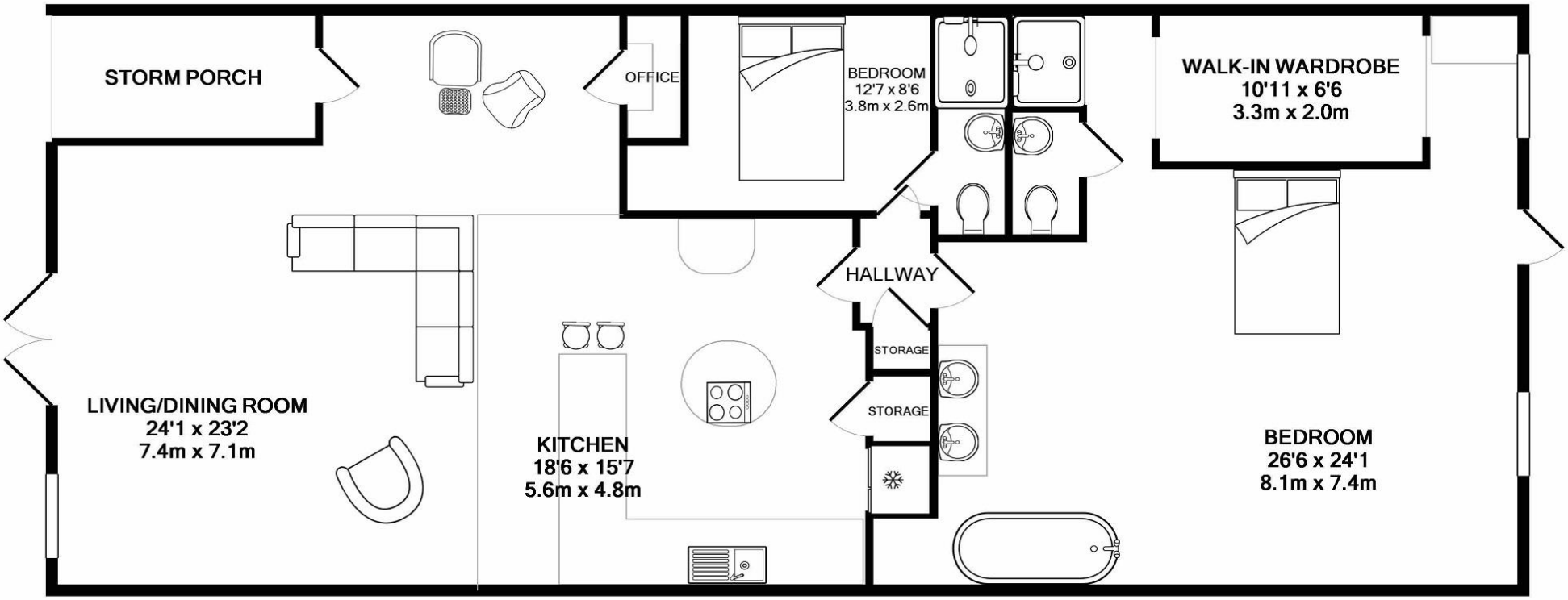
Local Authority – Cheshire East

Council Tax – Band E









TOTAL APPROX. FLOOR AREA 1615 SQ.FT. (150.0 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

Made with Metropix ©2017

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

I1021_ Printed by Ravensworth 01670 713330

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

IRLAMS of Knutsford