

MERE HEYES  
MERE, KNUTSFORD, WA16 0QH









# MERE HEYES

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Knutsford 5 miles | Manchester Airport 10 miles | Chester 28 miles

Mere Heyes sits in a highly desirable position surrounded by open farmland, mature woodland and country lanes. The immediate environment feels rural, private and beautifully established. The house offers spacious living accommodation comprising of three reception rooms, large kitchen, six generously sized bedrooms and a variety of outbuildings. Externally the property is complemented by a vast lawned garden, beautifully landscaped with a Ha-Ha.

TO LET ON AN UNFURNISHED BASIS

£2,600  
PER CALENDAR MONTH

davis&  
bowring





## LOCATION

Knutsford town centre is a few minutes away, offering an attractive mix of independent boutiques, cafés, restaurants and everyday amenities. The property benefits from excellent road links, with the M6 and M56 motorways nearby, providing straightforward access to Manchester, Chester, Liverpool and the wider North West. Manchester Airport is within easy reach, making national and international travel convenient.

What3words://slice.tarred.enclosing

## DIRECTIONS

From the M6 take junction 20, take the A50/B5158 exit to Macclesfield/Warrington (S)/Lymm. At Lymm Interchange, take the 2<sup>nd</sup> exit onto Cliff In/A50. Turn right onto Halliwell's Brow, continue onto Rowley Bank Lane, then turn right onto Mere Heyes Lane, continue down the lane and the property is at the end of the lane on the left.

## MERE HEYES HOUSE

Mere Heyes is a charming rural house offering six generous bedrooms, rich in character and traditional features, set within peaceful open countryside.

A welcoming entrance hall leads to a series of well-proportioned reception rooms, each with their own cast iron fireplaces, wooden floors, and high ceilings creating a sense of space and light.



At the heart of the house is a spacious kitchen, designed for family living and entertaining, complete with a traditional aga. Adjoining utility and boot rooms add practical convenience for country living.

Upstairs, the six bedrooms are arranged across the first and second floors, all enjoying far-reaching rural views. Two bedrooms benefit from large en-suite bathrooms, while the remaining bedrooms are served by two family bathrooms.

Ground floor: Entrance Hallway, three reception rooms, kitchen with base and wall units, aga and space for a dining table, utility room, rear entrance / boot room, WC, office & cellar.

First floor: Three generous bedrooms two en-suite and a family bathroom including full three piece suite with separate shower cubicle.

Second Floor: Three double bedrooms and a family bathroom.









## OUTBUILDINGS

Externally the property benefits from a range of useful outbuildings, offering excellent versatility for storage, workshop space, or hobby use.

- Accessed both externally and directly from the office is a workshop / studio featuring exposed timber beams that add notable character to the space. The room is flooded with natural light from multiple windows, creating a bright and practical working environment. The boiler is also located within this room.
- Adjoining the workshop / studio is a log house / coal store.
- Outside WC.
- Outhouse housing the two oil tanks.
- x3 additional workshops / storage sheds with sliding doors, providing ample additional space.



A sweeping lawn wraps around the sides and front of the property which is beautifully landscaped and bounded by a traditional Ha-ha.



## GENERAL REMARKS

## TENURE & RENTAL

The property is offered on an Assured Shorthold Tenancy for an initial twelve month term, although long term tenants are preferred.

Rent to be paid monthly by standing order. Deposit equal to 5 weeks rent.

## RESTRICTIONS & APPLICATION

No smokers, pets considered by prior agreement. A viewing must be undertaken before submitting an application form.

## ENQUIRIES

To enquire further or to request details please contact the Letting Agents Davis & Bowring:

T: 015242 74440

E: [joanna.harrison@davis-bowring.co.uk](mailto:joanna.harrison@davis-bowring.co.uk) /

[lauren.strand@davis-bowring.co.uk](mailto:lauren.strand@davis-bowring.co.uk)

## VIEWINGS

Viewings are strictly by appointment only with the Letting Agents of Davis & Bowring:

Contact number: 015242 74440



IMPORTANT: Davis & Bowring, for themselves and for the lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenants 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; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the letting agent or lessor takes responsibility for any part of the property. Photographs obtained in October 2025 and particulars prepared February 2026.



[www.davis-bowring.co.uk](http://www.davis-bowring.co.uk)  
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