

FREEHOLD



House - Detached

THE HINTON TOWN LANE, MOBBERLEY, KNUTSFORD, WA16 7HH

£1,245,000

FEATURES

- Exceptional detached family residence
- Guest house offering unique opportunity
- Large living room and formal dining area
- Approximately 3,250 sq.ft. of accommodation
- Spacious kitchen with Rayburn cooker
- Separate utility room and dedicated laundry space



ACOBAS

8 Bedroom House - Detached located in Knutsford

Occupying a generous plot in the heart of the ever-popular village of Mobberley, The Hinton is a substantial detached residence extending to approximately 3,250 sq.ft, offering an exceptional amount of living space with eight bedrooms and eight bathrooms. Beautifully presented throughout, this impressive home combines spacious family accommodation with outstanding versatility, making it ideal for large or multi-generational families, those who frequently entertain or buyers seeking extensive guest accommodation.

Call us on

01565 396 356

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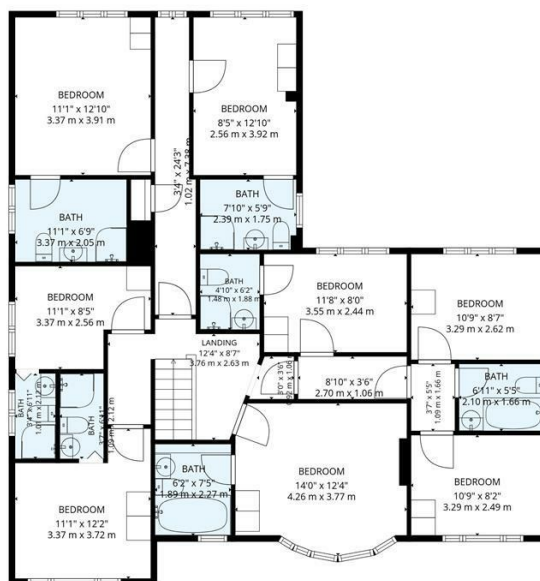
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Council Tax Band

E



1st floor



2nd floor

TOTAL: 3249 sq. ft, 302 m2

1st floor: 1774 sq. ft, 165 m2, 2nd floor: 1475 sq. ft, 137 m2

EXCLUDED AREAS: PORCH: 23 sq. ft, 2 m2, FIREPLACE: 13 sq. ft, 1 m2, WALLS: 199 sq. ft, 18 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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