

## Croft Lodge, Hobcroft Lane, Mobberley



Andrew J Nowell  
& Company

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## Croft Lodge, Hobcroft Lane, Mobberley

AN INDIVIDUAL DETACHED COUNTRY PROPERTY WITH SEPARATE SELF-CONTAINED ANNEXE AND GARAGING WITH GROUNDS TO APPROXIMATELY 1.5 ACRES OR THEREABOUTS.

Croft Lodge occupies a highly desirable and sought-after rural location with delightful open views. The village of Mobberley has the historic church, local cricket club and wealth of renowned public houses. There are wonderful local walks and shops for day-to-day needs. A more comprehensive range of facilities are available at nearby Alderley Edge, Wilmslow and Knutsford, which are approximately ten minutes' drive. These centres offer a comprehensive range of shopping, educational and recreational facilities with wealth of quality restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are within easy access.

The property has been tastefully and carefully refurbished and remodelled by the current owners, offering well-balanced, spacious family accommodation. In the main house features of particular note include the principal lounge with dining room off, living kitchen with contemporary-style units and integrated appliances with large living area with lantern roof light and bi-folding doors leading to the rear garden. There is a utility/study, bathroom and cloakroom and fifth bedroom on the ground floor. To the first floor are four bedrooms, two bathrooms, one en-suite. In addition, the outbuilding provides a self-

contained annexe with lounge/dining room, kitchen, two bedrooms and shower room. There is a substantial attached double garage. The property benefits from a comprehensive heating system.

### **DIRECTIONS WA16 7QT**

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane, which then becomes Knutsford Road and after approximately three miles turn right into Church Lane, immediately before the Victory Hall. Continue along Church Lane and after approximately one mile, where the road becomes Hobcroft Lane, Croft Lodge will be found almost immediately on the right hand side.

In further detail the accommodation comprises: Natural oak panelled and leaded glass front door leading to

### **RECEPTION HALLWAY**

With ceramic tiled floor, natural oak turning flight staircase to the first floor, central heating radiator.

### **UNDERSTAIRS CLOAKROOM**

With low level wc, vanity wash hand basin

with chrome mixer tap and cupboard below, tiled floor and walls.

### **FAMILY ROOM/DINING ROOM 14'5 x 10'3 (4.39m x 3.12m)**

With natural oak flooring, central heating radiator, bi-folding doors to outside. Double doors leading to lounge, which also has access from the hallway.

### **LOUNGE 19'5 x 13'7 (5.92m x 4.14m)**

With natural oak flooring, traditional-style stone fireplace with cast iron multi-fuel stove, two central heating radiators, bi-folding doors to rear garden.

### **INNER HALLWAY**

With tiled flooring.

### **UTILITY/STUDY AREA 11' x 10' (3.35m x 3.05m)**

With central heating radiator, ceramic tiled flooring, door to outside. Plumbing for washing machine.

### **BATHROOM**

With traditional-style fittings with bath with tiled surround, chrome mixer tap and shower fittings, low level wc, wall-mounted wash basin with chrome mixer tap, chrome central heating towel rail, fully-tiled shower cubicle with sliding glass doors and chrome fittings, tiled walls, tiled floor, built-in storeroom off.



**BEDROOM FIVE 17'6 x 10' (5.33m x 3.05m)**

With central heating radiator.

**KITCHEN DINING AREA 19'10 x 14' (6.05m x 4.27m)**

With high gloss contemporary-style base and wall units, granite worksurfaces, stainless steel sink with chrome mixer tap, electric oven, four ring electric hob, part-tiled walls, central heating radiator.

**LIVING AREA 20' x 14' (6.10m x 4.27m)**

With natural oak flooring, bi-folding doors to outside, further natural oak door to outside, lantern roof light, central heating radiator.

**FIRST FLOOR**

Which is approached from the main reception hallway via a turning flight staircase.

**LANDING**

**BEDROOM ONE 19' x 12' (with partially restricted head height) (5.79m x 3.66m (with partially restricted head**

With central heating radiator.

**WET ROOM EN-SUITE**

With corner shower cubicle with tiled surround, tiled flooring, low level wc, vanity wash hand basin with chrome mixer tap, central heating radiator.

**BEDROOM TWO 16'9 x 9'5 (5.11m x 2.87m)**

With central heating radiator.

**BEDROOM THREE 12' x 10' (plus door recess) (3.66m x 3.05m (plus door recess))**

With central heating radiator.

**BEDROOM FOUR 11'9 x 8'6 (3.58m x 2.59m)**

With central heating radiator.

**WET ROOM**

With tiled floor and walls, wet area with glass screen and chrome shower fittings, low level wc, vanity wash hand basin with chrome mixer tap and cupboard below.

**OUTSIDE**

The property is approached via a sweeping driveway which provides good parking facilities.

**SEPARATE BRICK OUTBUILDING**

Providing self-contained annexe.

**ENTRANCE HALL**

With tiled flooring, central heating radiator.

**SITTING ROOM/DINING ROOM 18'10 x 13'2 (5.74m x 4.01m)**

With central heating radiator, cast iron multi-fuel stove, flooring, bi-folding doors to rear flagged patio.

**KITCHEN 12'4 x 7'6 (3.76m x 2.29m)**

With contemporary-style base and wall units, worksurfaces, stainless steel single drainer sink unit with chrome mixer tap, electric oven, four ring electric hob with extractor hood above, natural wood flooring, central heating radiator.

**SHOWER ROOM**

With contemporary-style fittings with fully-tiled shower cubicle with chrome fittings and sliding glass doors, vanity wash hand basin with chrome mixer tap, low level wc, chrome central heating towel rail, part-tiled walls, tiled floor.

**UTILITY/WASHROOM**

With plumbing for washing machine and shelving.

**BEDROOM ONE 12'4 x 9'10 (3.76m x 3.00m)**

With central heating radiator, flooring.

**BEDROOM TWO 12' x 7' (3.66m x 2.13m)**

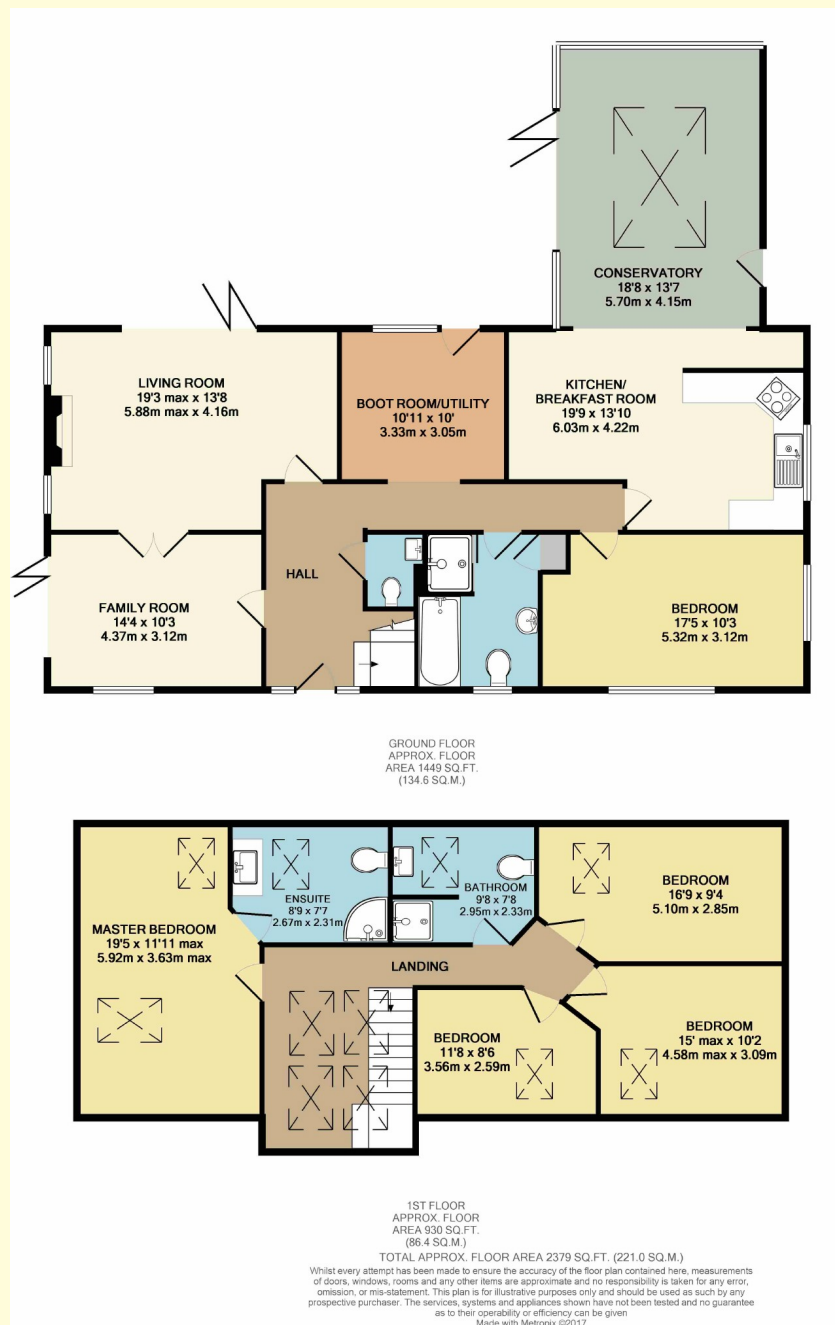
With central heating radiator.

**ATTACHED GARAGE 22' x 19'10 (6.71m x 6.05m)**

With two sets of double doors, wall-mounted gas central heating boiler, power and light.

Attractive gardens surround the property, laid out to lawn with mature trees, shrubs and flagged patio area. The annexe has a charming secluded garden with flagged patio, gravelled area, pond and side garden. The remainder of the land is laid out to paddocks. Total land is to approximately 1.5 acres or thereabouts, subject to clarification.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.



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