

The Farmhouse, Park Farm, Newton Hall Lane, Mobberley



Andrew J Nowell
& Company

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The Farmhouse, Park Farm, Newton Hall Lane, Mobberley

A CHARMING PERIOD DETACHED COUNTRY PROPERTY, REFURBISHED AND EXTENDED TO A HIGH STANDARD WITH CHARMING SECLUDED GARDENS.

The Farmhouse is located in a charming, semi-rural location with secluded grounds and open views to the front. The village of Mobberley has the historic church, local cricket ground and wonderful country walks with the renowned public houses within easy reach. The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within five to ten minutes' drive, offering an excellent range of shopping, educational and recreational facilities. The motorway network system, Manchester International Airport, local and inter-city rail links are within easy reach.

The property has been tastefully and carefully extended and remodelled, offering well-balanced, spacious family accommodation with high quality fittings throughout. Features of particular note include the living dining kitchen with bespoke, traditional-style units, granite worksurfaces and integrated appliances. There are two large principal reception rooms, office/study, cloakroom with wc and utility room on the ground floor. To the first floor there are four good-sized bedrooms, two bathrooms, one en-suite. There is a comprehensive gas heating system and double glazing and to fully appreciate the full charm and appeal a personal inspection is strongly recommended.

DIRECTIONS

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 on the left into Brook Lane. Continue along Brook Lane towards Knutsford, which becomes the Knutsford Road. After approximately 2½ miles turn right immediately after the Bird in Hand public house into Newton Hall Lane. Continue along Newton Hall Lane and after approximately ¼ mile The Farmhouse will be found on the right hand side.

In further detail the accommodation comprises:

OPEN COVERED PORCH

With natural oak panelled door leading to

ENTRANCE HALL

With limestone tiled flooring, central heating radiator.

RECEPTION HALLWAY

With polished oak flooring, open tread natural wood staircase to the first floor with natural wood balustrades and glass inserts, central heating radiator.

CLOAKROOM

With low level wc, wall-mounted wash basin with chrome mixer tap, tiled floor, hanging fittings.

Double doors from the reception hallway leading to

PRINCIPAL LOUNGE 22'4 x 19'2 (6.81m x 5.84m)

With attractive natural brick fireplace with living gas fire and wood mantle, polished natural oak flooring, two central heating radiators, two sets of double French doors to outside.

FAMILY ROOM 17'8 x 13'5 (5.38m x 4.09m)

With vaulted ceiling with natural wood beams, two central heating radiators, three sets of double French doors to outside.

OFFICE 16'3 x 7'8 (plus recess) (4.95m x 2.34m (plus recess))

With polished oak flooring, central heating radiator, fitted furniture including two fitted desks with natural oak tops, excellent range of built-in cupboards with drawers and shelving.

LIVING KITCHEN 23'5 x 17'3 (7.14m x 5.26m)

Kitchen area with bespoke, traditional-style painted base and wall units, deep granite worksurfaces, ceramic deep sink with chrome mixer tap, integrated dishwasher, brushed steel Britannia range oven with extractor hood above, matching central island with granite and natural

wood breakfast bar, integrated brushed steel microwave. Limestone tiled flooring. Dining area with a continuation of the limestone flooring, two central heating radiators, attractive brick fireplace with natural wood mantle, multi-fuel stove with living gas fire.

UTILITY ROOM 10' x 5'10 (3.05m x 1.78m)

With base units, worksurface, stainless steel single drainer sink unit with mixer tap, gas central heating boiler, plumbing for washing machine, limestone tiled flooring, stable door to outside.

FIRST FLOOR

Which is approached from the reception hallway.

LANDING

With attractive partly-glazed roof, two central heating radiators, built-in linen cupboard with shelving.

BEDROOM ONE 14'5 x 14'3 (4.39m x 4.34m)

With two central heating radiators, double doors to Juliet-style wrought iron balcony.

WALK-IN DRESSING ROOM

With hanging fittings and shelving.

EN-SUITE BATHROOM

With traditional fittings with ball and claw freestanding bath with wall-mounted chrome mixer tap, wall-mounted wash hand basin with chrome mixer tap, low level wc, corner fully limestone tiled shower cubicle with chrome

fittings and curved glass doors, limestone tiled floor and walls, chrome central heating towel rail.

BEDROOM TWO (FRONT) 14'8 x 14' (4.47m x 4.27m)

With central heating radiator, vaulted ceiling with exposed beams.

BEDROOM THREE (FRONT) 11'3 x 9'6 (plus door recess) (3.43m x 2.90m (plus door recess))

With two central heating radiators.

BEDROOM FOUR (REAR) 14' x 10'10 (plus door recess) (4.27m x 3.30m (plus door recess))

With built-in double wardrobe with cupboard above, central heating radiator.

FAMILY BATHROOM

With traditional fittings with limestone tiled floor and walls, limestone tiled bath with chrome mixer tap and shower fittings above, pedestal wash hand basin with chrome mixer tap, low level wc, fully tiled corner shower cubicle with chrome shower fittings and curved glass doors, chrome central heating towel rail.

OUTSIDE

The property is approached through brick pillars with electrically-operated wooden gates with a tarmac driveway providing good parking facilities and leading to

DETACHED BRICK GARAGE 18'3 x 18'2 (5.56m x 5.54m)

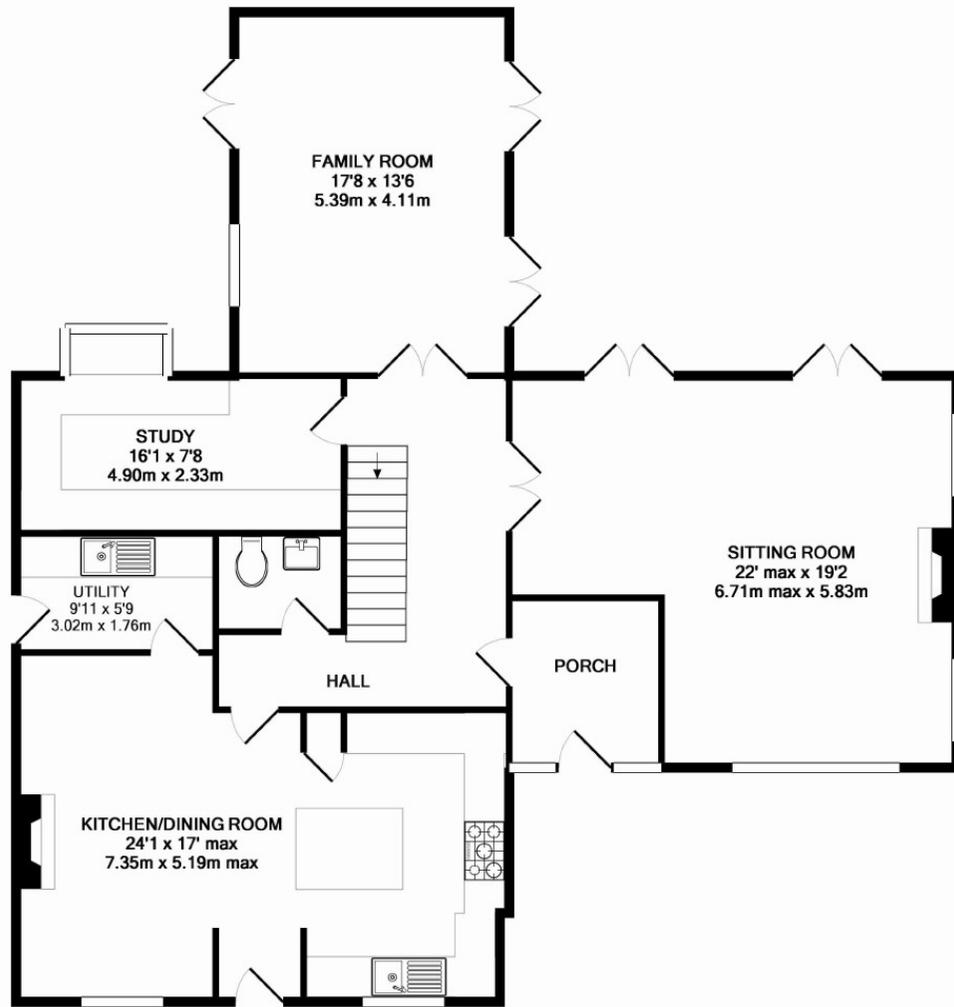
With electrically operated up-and-over door,

light, power, rear personal door.

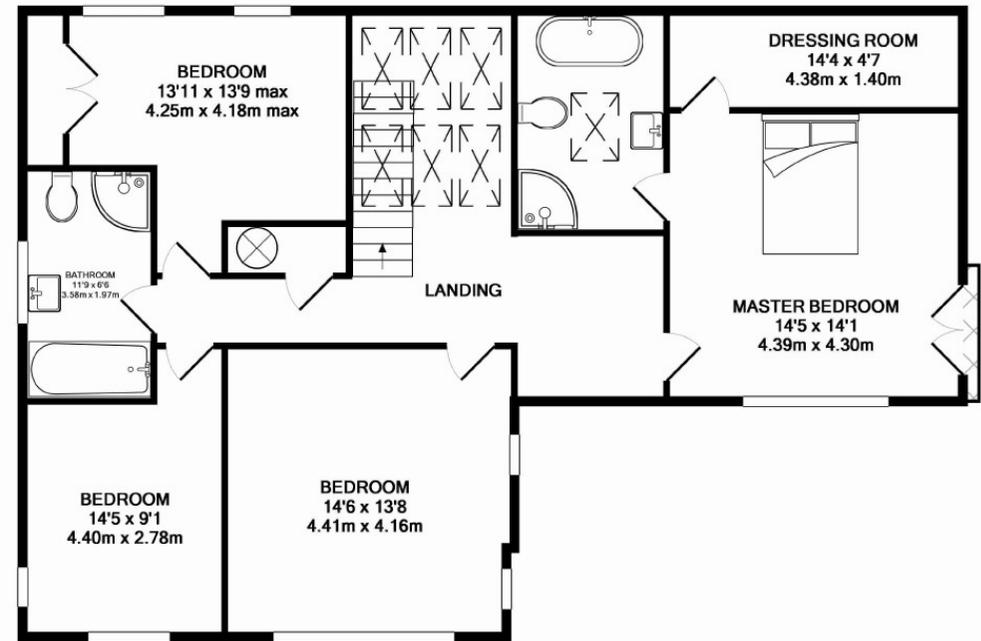
Attractive secluded gardens surround the property with lawns, trees, shrubs and hedging and stone flagged rear patio. A further secluded front garden is laid out to lawn and bordered by hedging.

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

VACANT POSSESSION UPON COMPLETION



GROUND FLOOR
APPROX. FLOOR
AREA 1409 SQ.FT.
(130.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1156 SQ.FT.
(107.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2564 SQ.FT. (238.2 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

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