

# WHIMM BROOK LODGE

MOBBERLEY



Andrew J Nowell  
& Company

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## Whimm Brook Lodge, Paddock Hill, Mobberley WA16 7DG

A substantial detached rural property offering spacious versatile accommodation with grounds of approximately 4.6 acres including stabling and ménage.

- Hall
- Cloakroom with wc
- Living room
- Conservatory
- Family room
- Dining kitchen
- Utility boot room
- Second cloakroom with wc
- 3 bedrooms
- 2 bathrooms
- Stable block with ménage



Whimm Brook Lodge has been recently remodelled and refurbished, offering spacious well-balanced family accommodation. Features of particular note include the principal living room with wood burning stove (approximately 20ft<sup>2</sup>) leading to the conservatory. The impressive living dining kitchen (24'5 x 17'9) has quality fittings. The family room (24'5 x 17'6) offers versatility and is currently being used as a home office. Both of the principal rooms have French doors leading to the rear garden.







There are three spacious bedrooms, the master suite with en-suite shower room and the two other bedrooms have an inter-connecting bathroom, both with complementary sanitary ware and bespoke tiling. The property is set in an idyllic rural location, enjoying southerly views across the paddocks and fields beyond.

Whimm Brook Lodge is located in a highly desirable and sought-after rural location in the charming village of Mobberley. The village has shops for day to day needs, local railway station, historic church and village cricket club. There is a wealth of local public houses including The Roebuck, The Bull, The Church in and The Plough and Flail, all within walking distance of the property. A more comprehensive range of shopping, educational and recreational facilities are within five to ten minutes' drive to the centres of Alderley Edge, Wilmslow and Knutsford. The motorway network system, Manchester International Airport, local and commuter rail links are close at hand.



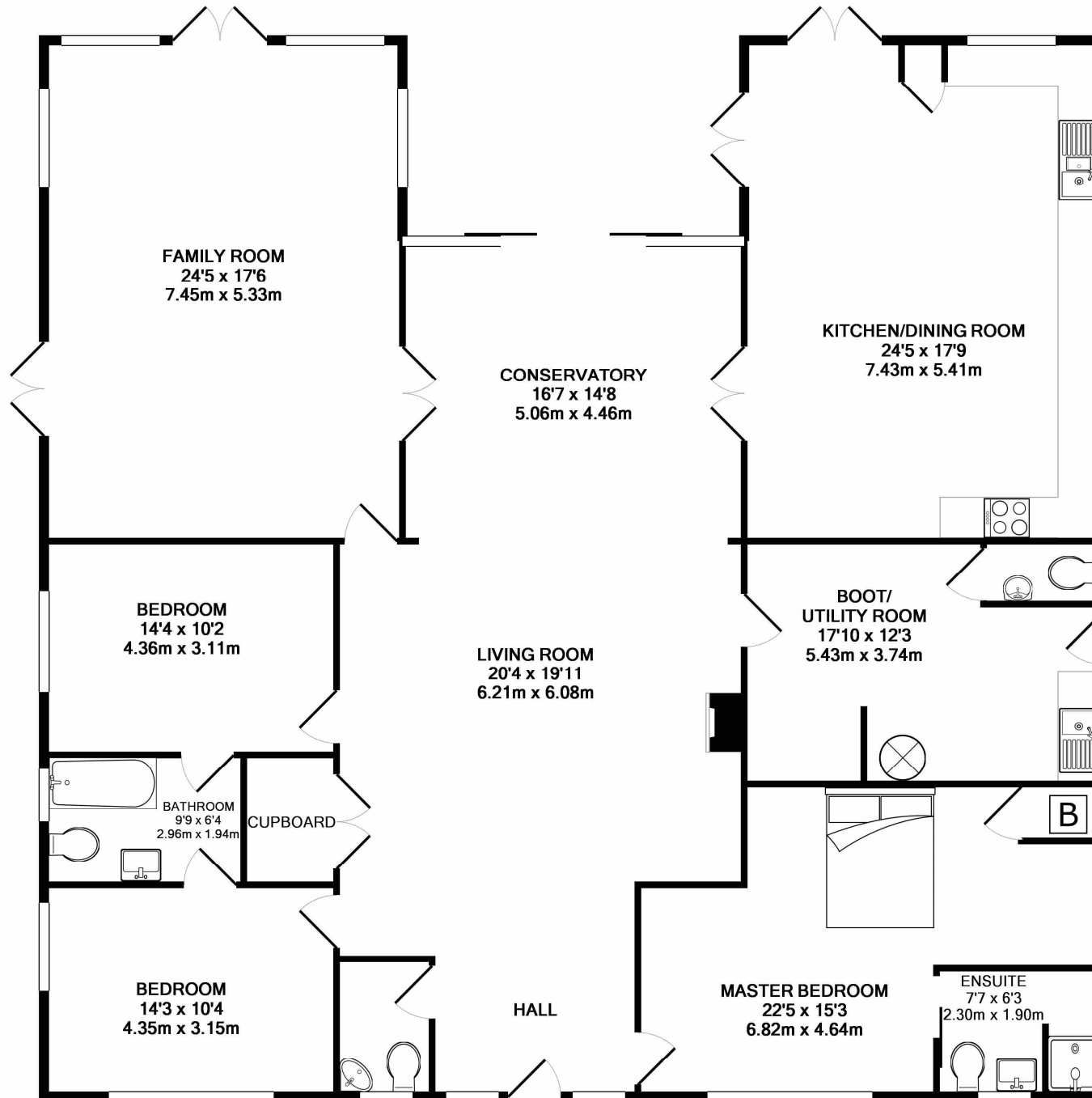


The property is approached by an attractive gravel driveway bordered by brick sets, providing excellent parking facilities with a charming oak framed porch with natural oak door leading to the property. There are delightful formal gardens laid out to lawn. The residue of the land is laid out to paddocks with separate access leading to stack yard with barn, extensive stable block consisting of 4 large stables, double sized loose box, further tack and feed room and fully fenced ménage. The total land size is to approximately 4.6 acres or thereabouts.



#### DIRECTIONS to WA16 7DG

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 towards Knutsford, which becomes the Knutsford Road. After approximately 1½ miles turn right into Paddock Hill Lane at the staggered crossroads. Continue along Paddock Hill Lane, bearing right at the junction. After a short distance Whimm Brook Lodge will be found on the right hand side.







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