



EPC: F

Knutsford Road, Mobberley, Knutsford

Asking Price: £485,000

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Bridgfords are delighted to present The Old Stables, an attractive period home in a superb semi-rural setting in Mobberley, enjoying open countryside views and offered for sale with no onward chain.

The property has been significantly improved by the current owner while retaining much of its original character and charm. Importantly, planning permission has already been granted for a substantial extension and reconfiguration, offering a purchaser the opportunity to create an additional bedroom, ensuite, dressing room and lounge area, connected to the existing kitchen by a striking glass link. The approved plans are included with the marketing particulars.

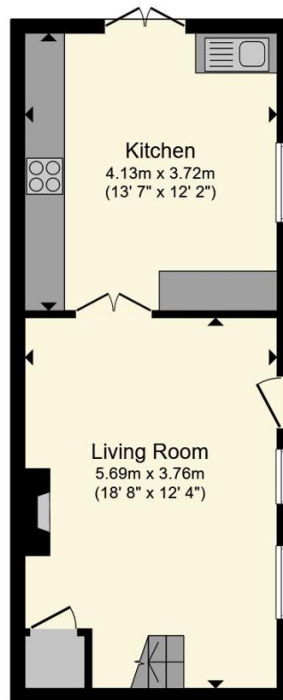
The existing accommodation is well presented throughout and includes a spacious lounge, together with a light and airy kitchen/dining room with double doors opening to the rear. To the first floor are two double bedrooms and a spacious four-piece family bathroom featuring a freestanding bath.

Externally, the property benefits from a large courtyard providing parking for several vehicles, together with generous space to the side and rear. One of the property's particular attractions is its open aspect across the surrounding countryside, providing an excellent setting for outdoor entertaining and enjoying the rural surroundings.

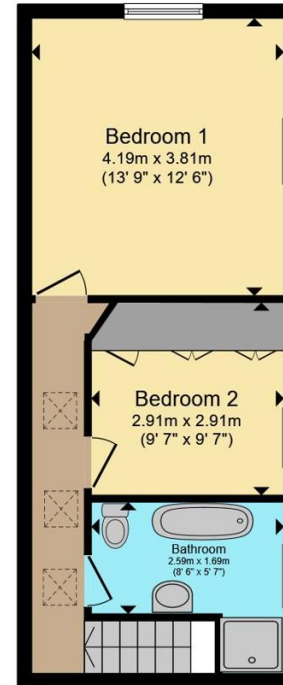
Despite its countryside setting, The Old Stables is conveniently positioned for the amenities of both Mobberley and nearby Knutsford, while also offering good access to Manchester, Manchester Airport and the wider North West.

A characterful home with significant potential already secured through approved planning permission, combining countryside views with excellent accessibility. Early viewing is highly recommended.





Ground Floor



First Floor

Total floor area 75.4 m² (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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