

Andrew J Nowell & Company

Brooklands, Davenport Lane, Mobberley

Guide Price £1,000,000







Brooklands, Davenport Lane, Mobberley, WA16 7NA

- Over 16 acres of gardens and pasture
- Barn Conversion
- Detached double garage
- Superb equestrian opportunity

Occupying a delightful rural setting along one of Mobberley's most sought-after country lanes, Brooklands is an impressive semi-detached barn conversion extending to approximately 3,109 sq.ft., complemented by a detached double garage, stable block and approximately 16.5 acres of gardens and paddocks.

Blending the character of a traditional Cheshire barn with beautifully presented accommodation and excellent equestrian facilities, the property offers a wonderful opportunity to enjoy country living in one of Cheshire's most desirable locations.

At the heart of the home is a magnificent vaulted reception hall with exposed timber trusses and a beautifully crafted oak staircase.

Arranged around this impressive space are three generous reception rooms, including an elegant sitting room extending to over 25ft, a welcoming living room with feature fireplace and a well-appointed kitchen/breakfast room overlooking the courtyard. A utility room and contemporary shower room complete the ground floor.

The first floor is thoughtfully arranged over two separate staircases, creating an excellent degree of privacy.



The principal bedroom features exposed beams and a luxurious en-suite bathroom, whilst a second bedroom also benefits from en-suite facilities. Two further double bedrooms are served by a well-appointed family bathroom.

Outside, Brooklands is approached via an extensive gravel driveway providing ample parking and access to the detached double garage. Beautifully maintained formal gardens surround the house, whilst the adjoining pasture and stable block with tack room provide excellent equestrian facilities and the perfect setting for those seeking a true rural lifestyle.

This unique property is offered for sale with no onward chain.

Important Information

- What3Words - ///pushing.secure.installs
- Parking - Garage and Driveway
- Tenure - Freehold
- Heating - Oil Central Heating
- Services: Mains Electric & Water, Drainage via Septic Tank (non compliant with current regulations)
- EPC rating - E (53/65)
- Council Tax band - G (Cheshire East).
- **Flood Risk - There is a very low flood risk for this property.
- *Broadband - Superfast broadband available at the property
- *Mobile - Likely coverage by EE, O2, Three and Vodafone.

* Information provided by Ofcom checker

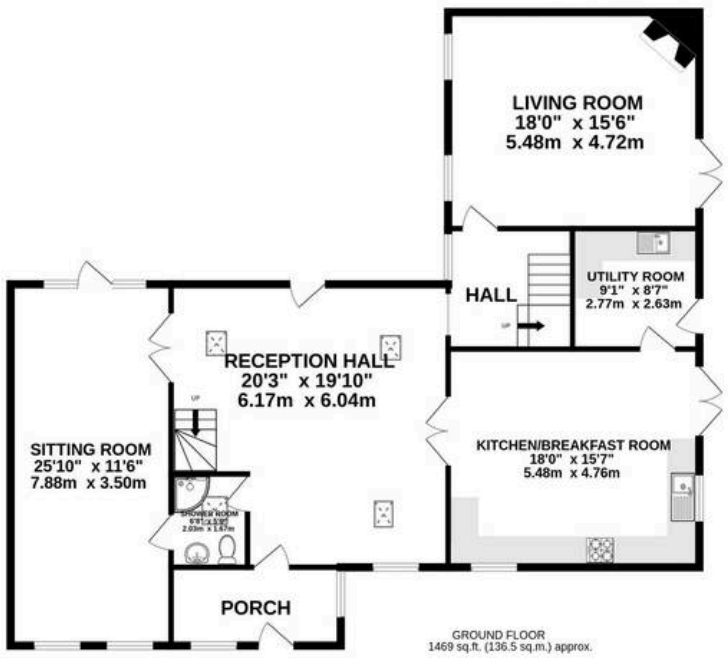
** Information provided by GOV.UK



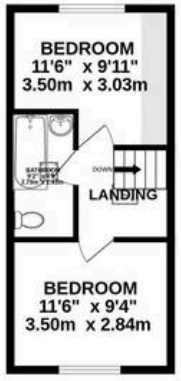


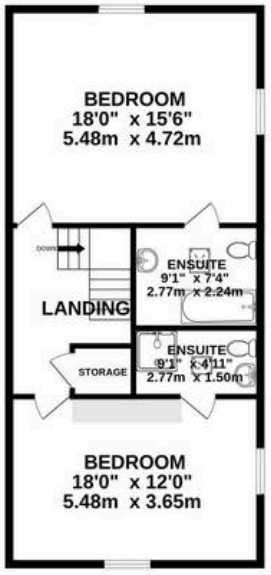




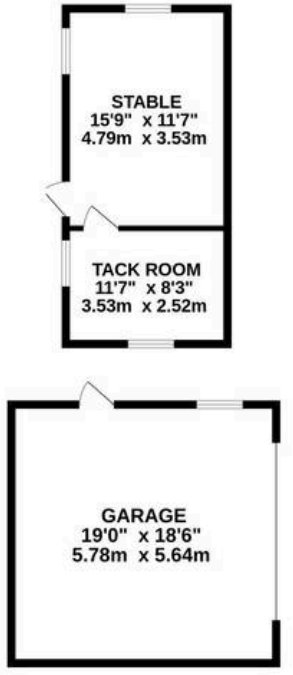


GROUND FLOOR
1469 sq.ft. (136.5 sq.m.) approx.





1ST FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



OUTBUILDINGS
629 sq.ft. (58.4 sq.m.) approx.

TOTAL FLOOR AREA : 3109 sq.ft. (288.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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