



Blake House Farm, Mobberley, Knutsford, Cheshire





A stunningly presented farmhouse situated within 11 acres and offering **approved planning to extend**, extensive equestrian facilities, and further permitted development opportunities.

Summary of accommodation

Ground Floor: Kitchen | Four reception rooms | Boot room | Two WCs

First Floor: Four double bedrooms | Two en suites | Family bathroom

External: Five stables | Tack room | Further storage room | Paddocks | Six car garage

In all about 11 acres

Distances

Alderley Edge 4 miles, Knutsford 4 miles, Wilmslow 4 miles, M6 & M56 10 miles

(All distances and times are approximate)



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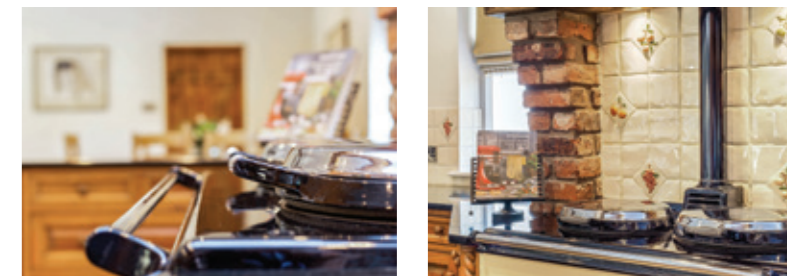
The property

Nestled within 11 acres of grounds in the popular village of Mobberley, this house offers a wealth of living space and far-reaching views across the surrounding meadows. Approached down a sweeping driveway through electric gates and with a wealth of kerb appeal, there is a real sense of arrival.

Of interest to a family looking for a beautiful forever home, or those with equestrian interests, the current house, combined with its grounds and further development potential, offers the chance to purchase one of the finest properties in the area.

Approved planning permission is in place to extend the main farmhouse into an attractive adjoining barn building, whilst another barn benefits from permitted development rights to convert to an independent four bedroom home (plans for both available on request).





The house is presented in excellent order, with traditional country aesthetics of the highest quality. There is a large, sumptuous sitting room, formal dining room and expansive kitchen and reception room which serves as the heart of the home. Off the reception room is a useful study and a boot room leading to the rear of the house. Two modern WCs complete the downstairs accommodation.

Upstairs holds four double bedrooms, all of which are bright, airy and enjoy lovely views over the grounds. The principal bedroom enjoys access to a large en suite bathroom with high-quality fittings, while the second has an adjoining en suite. A sizeable family bathroom serves the other two bedrooms.

Approximate Gross Internal Floor Area

298.4 sq m / 3,212 sq ft

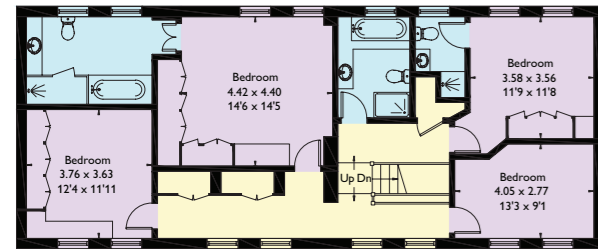
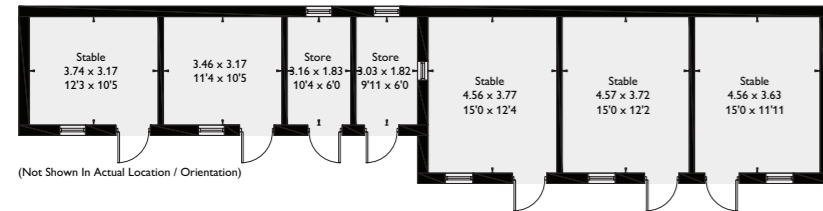
Outbuilding = 263.0 sq m / 2,831 sq ft

Total = 561.4 sq m / 6,043 sq ft

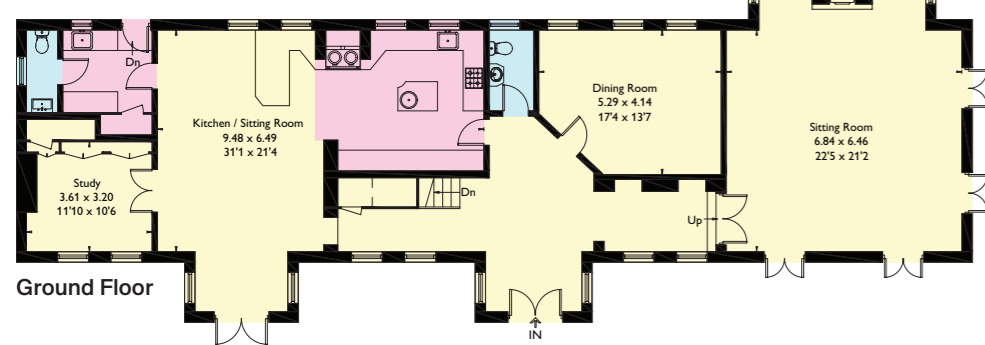
Including Limited Use Area (0.8 sq m / 9 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

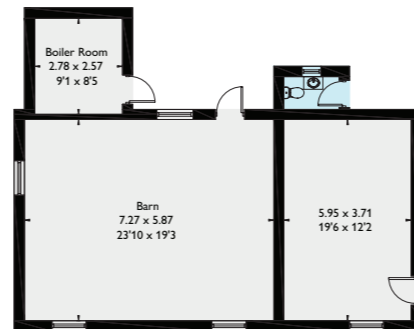
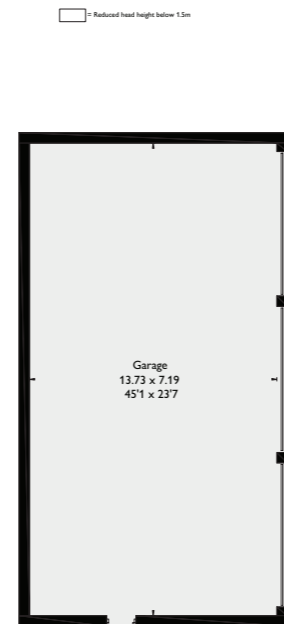
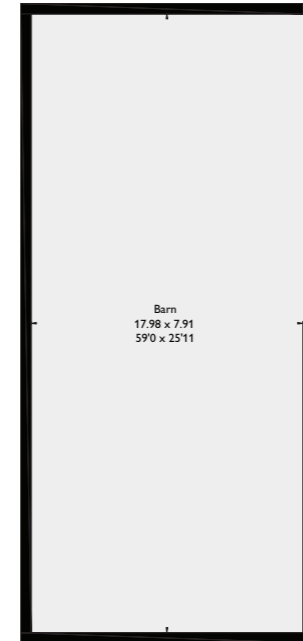
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor





The house benefits from a well-maintained stable block, with five stables, tack room and further storage, manège, lovely paddocks, and a separate six-car garage.

Location

Situated on the outskirts of the popular village of Mobberley, the house benefits from both idyllic rural views and excellent communications. The property's immediate surroundings are characterised by farmland, whilst Wilmslow and Alderley Edge and Knutsford are all no further than 4 miles away, making boutique shops, restaurants and bars very accessible. Mobberley is home to excellent pubs such as The Church Inn, The Bulls Head and The Roebuck. The village features beautiful country walks, bridle paths and cycle routes.

Excellent communications to Manchester are notable, with the M6 and M56 under 10 miles away. Train links are excellent from the nearby Wilmslow station, with services to London in approximately 1 hour 48 minutes and Manchester Piccadilly in under 20 minutes. Manchester International Airport is also 15 minutes drive away.

Perfect for families, the area is close to several outstanding state and private sector schools such as The Ryleys, Alderley Edge School for Girls, The Grange School, Pownhall Hall, Wilmslow Prep, Terra Nova and Kings School.

Property information

Tenure: Freehold

Local Authority: Cheshire East Council

Council Tax: Band H

EPC Rating: D

Gude Price: £2,750,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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