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& Company

The Dairy House  
Ostlers Lane  
Mobberley  
Cheshire WA16 7LY



## A SUBSTANTIAL DETACHED BARN CONVERSION WITH BEAUTIFULLY PRESENTED AND SPACIOUS ACCOMMODATION IN A SMALL DEVELOPMENT OF FOUR INDIVIDUAL PROPERTIES SITUATED ON A QUIET COUNTRY LANE IN A LOVELY RURAL LOCATION

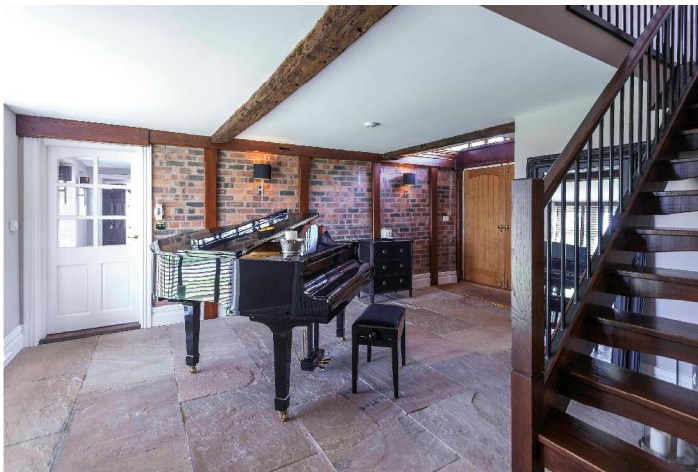
The Dairy House is a fantastic barn conversion situated in a superb rural location on a quiet country lane on the edge of one of the county's most sought after villages. With spacious and well planned accommodation comprises six bedrooms, four bathrooms and four reception rooms the property has been built and finished to a particularly high standard with exceptional quality craftsmanship using both new and reclaimed materials including exposed beams, oak flooring, high board skirting and Cheshire farmhouse windows.

Mobberley village is a popular location equidistant between Knutsford, Wilmslow, Alderley Edge and Hale. The town caters for extensive day to day needs with a village primary school, doctors and veterinary surgery as well as a post office and several village stores. There are also some excellent local pubs and restaurants.

**Directions:** From Knutsford follow the Mobberley Road out of town passing through Mobberley Village towards Wilmslow. Follow Hall Lane passing the Victory Hall on the left hand side, for about a mile turning left into Newton Hall Lane just before the Bird In Hand pub. Where the road forks bear left (Newton Hall Lane) at the T junction take a left onto Davenport Lane, continue straight onto Blakeley Lane, take a left onto Ostlers Lane, and you will find the property on the right.

### The accommodation briefly comprises:

**Dining Hall** inside the oak double entrance doors you are greeted by an impressive spacious dining hall with  $\frac{3}{4}$  length leaded windows overlooking the front and an open spindle staircase leading to first floor with a feature galleried landing, York stone flooring with under floor heating, cast iron period style radiator.



**Cloakroom/WC** Contemporary porcelain counter top wash basin with mixer tap & tiled splash back, low level wc, cast iron period style radiator, York stone floor with underfloor heating.

**Sitting Room** A lovely light spacious room with two sets of glazed patio doors leading out onto the side garden, oak flooring, ceiling beams and an exposed brick fire place with a 'Neston Martin' stove, York stone hearth and a sandstone mantle.

**Inner Hallway** With a multi pane window and patio doors leading to the front of the property, oak flooring, part glazed double doors leading to the family room, half glazed door leading to the kitchen, cast iron period style radiator.

**Dining Kitchen** Recently fitted with a range 'Siematic' Greige/Wenge kitchen cabinets incorporating a large central island surmounted with white 'Corian' incorporating a T-Shape breakfast bar and moulded sink

unit. Quality 'Neff' appliances including two single ovens, microwave oven with warming tray, full height fridge and separate freezer. A matching booth sits in front of the window with a white 'Corian' breakfast table and leather upholstered bench seats. Bi-folding doors open to the side patio.



**Utility Room** Space and plumbing for washing machine, tumble dryer and fridge freezer, Belfast style corner sink with tiled splash backs, window to rear, travertine tiled floor.

**Family Room** Part glazed door to the rear, oak flooring, wall fixed console matching the kitchen and double doors leading from the inner hallway.



**First Floor Landing** Spacious landing area with a gallery overlooking the dining hall and three quarter length windows overlooking the rear garden and two cast iron period style radiators.

**Master Bedroom Suite** A beautiful bedroom suite with a separate dressing area, exposed beams, exposed polished wooden flooring, window overlooking the side garden and open farmland beyond, open stairway leading to second floor with half landing leading to:

**En-Suite Bathroom** A stunning suite in white incorporating a feature roll top bath with contemporary stainless steel mixer taps, shower cubicle with glazed door and Mira excel power shower, low level WC, his and hers pedestal wash hand basins with contemporary mixer taps, tiled floor, part tiled walls, skylight windows overlooking the front and rear with views over neighbouring farmland.



**Bedroom Two** A lovely room with three quarter length double doors opening onto a Juliette balcony, dormer style skylight window, built in wardrobe and store cupboard.

**En-Suite Bathroom** Roll top claw foot bath with mixer taps and Mira excel power shower above with glass shower screen, low level wc, pedestal wash hand basin, chrome ladder towel radiator, fully tiled walls, tiled floor, two windows overlook the rear.

**Bedroom Three** Cheshire farmhouse window overlooking the front, door to:

**En-Suite Bathroom** incorporating curved glass shower cubicle with tiled walls and Mira shower, pedestal wash hand basin, low level wc, exposed polished wooden flooring, ladder towel radiator.

**Bedroom Four/Study** Three quarter length double glazed windows overlooking the front.

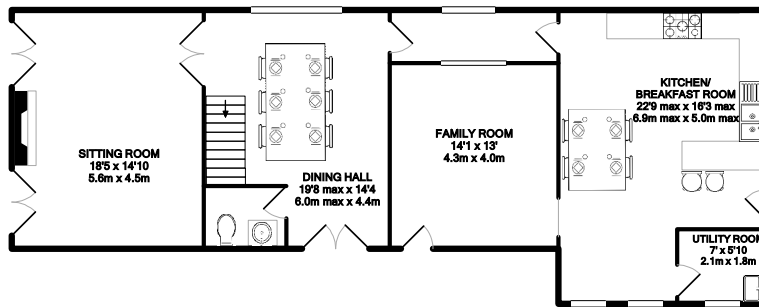
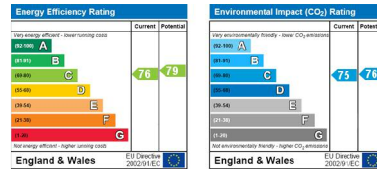
**Second Floor** Two skylight windows overlooking the rear garden and farmland beyond, skylight window overlooking the front, access to under eaves roof void, ceiling access to loft space.

**Bedroom Five** Skylight window overlooking both the front and rear, fitted wardrobe.

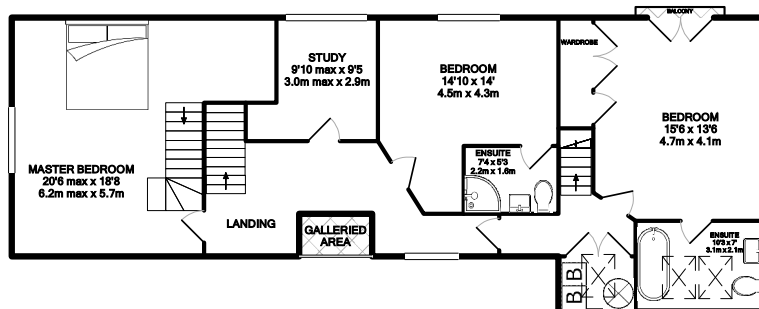
**Bedroom Six** Skylight windows overlooking the front and rear.

**Bathroom** White suite comprising panelled bath with glass shower screen, mixer tap and Mira shower over, pedestal wash hand basin with mixer taps, low level wc, part tiled walls, tiled floor, ladder towel radiator, skylight window overlooking the rear and neighbouring farmland beyond.

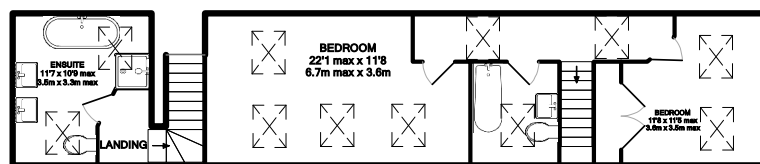
**Externally** The Dairy House is approached by double electrically operated security gates which lead to a gravelled parking area and a double detached garage. The gardens have been landscaped incorporating square lawns and stone patios - the house itself fronts onto Ostlers Lane which is a rural road on the edge of the Moberley conservation area.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1150 SQ.FT.  
(106.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1132 SQ.FT.  
(105.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 688 SQ.FT.  
(62.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2950 SQ.FT. (274.1 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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