





6 Noon Sun Farm Noahs Ark Lane

Mobberley, Knutsford

Charming barn conversion in a mature development near Knutsford, Alderley Edge, Wilmslow. 1,900 sq ft of characterful accommodation including 4 beds and 3 baths. Delightful gardens, double garage & communal paddock access. Leasehold 999 years (approx 976 remaining). Service charge £480/year.

Council Tax band: G

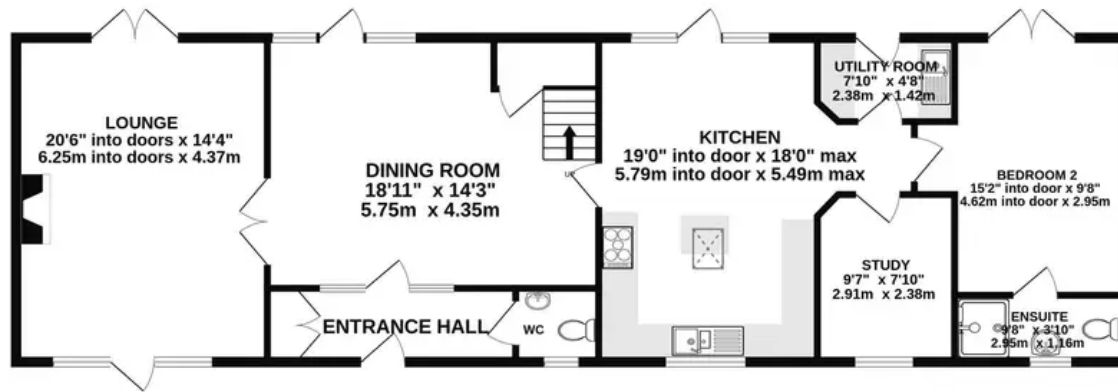
Tenure: Leasehold

EPC Energy Efficiency Rating: D

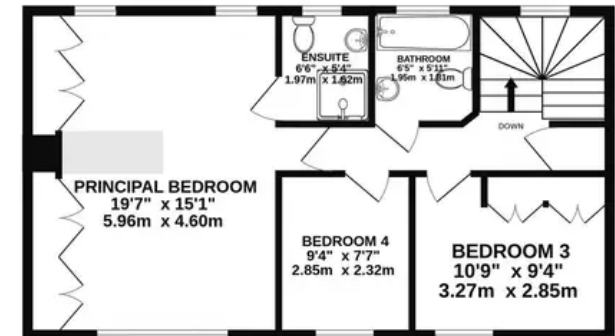
- Charming barn conversion within a delightful semi-rural setting
- 2 excellent reception rooms and ground floor bedroom suite
- All principal ground floor rooms with access to the gardens
- Beautifully maintained character accommodation
- Spacious breakfast kitchen
- Large main bedroom with extensive range of fitted furniture
- Mature gardens to the front and rear
- Double garage and use of communal paddock
- Easy reach of Knutsford, Wilmslow and Alderley Edge



GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 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.

Made with Metropix ©2023



Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



**Stuart
Rushton**
& COMPANY

We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.