





Lower Dam Head Farm

Mobberley

An immaculate, extended and refurbished Grade II listed attached period farmhouse, situated in a wonderful position on the edge of the village conservation area close to The Bulls Head and The Roebuck, standing within wonderful, large landscaped gardens and grounds, including a very useful converted detached bothy/studio building suitable as a home office or guest accommodation.

Council Tax band: G

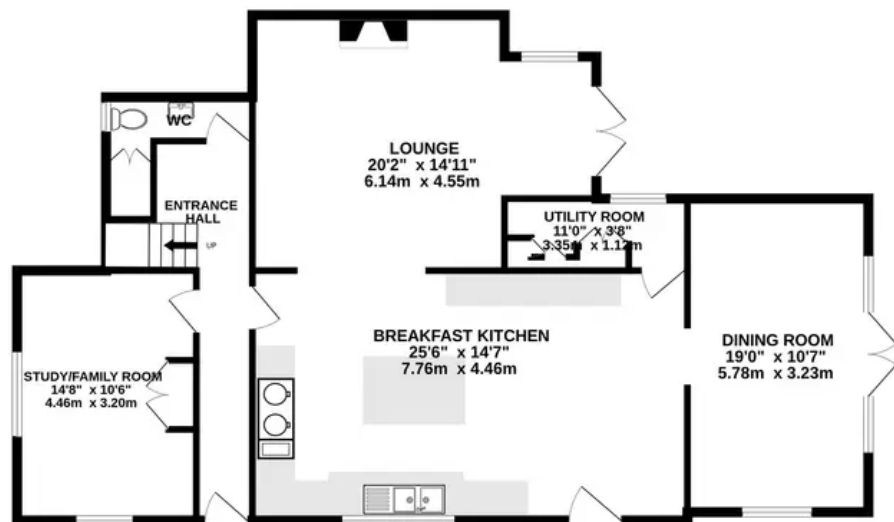
Tenure: Freehold

EPC Energy Efficiency Rating: D

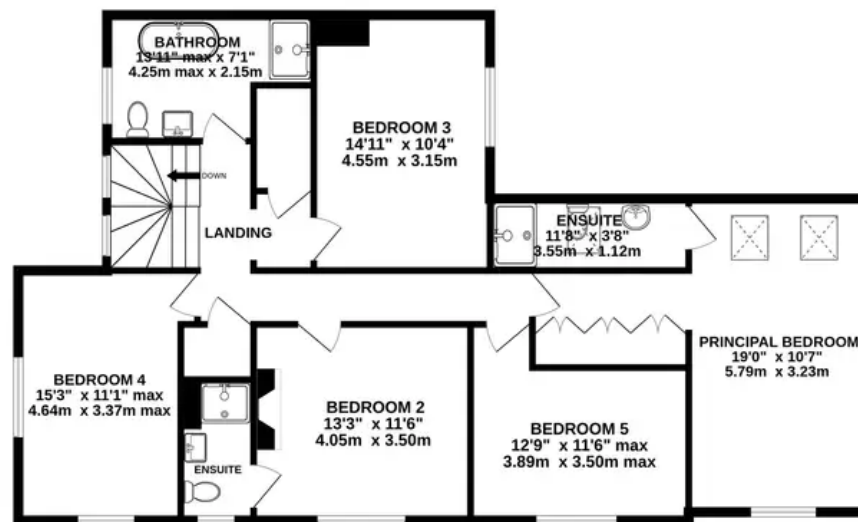
- Lovely Grade II listed attached farmhouse in the village conservation area
- Extended and refurbished throughout in recent years
- Five bedrooms, two bathrooms and three reception rooms in the main house
- Excellent separate annex/studio with bathroom, and potential kitchen
- Truly wonderful, rural and private position, yet just 250 metres from the Bulls Head and Roebuck pubs



GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR
1137 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 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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