









Oak Lea Moss Lane

Mobberley, Knutsford

A 4-bed cottage and 1-bed annex within a 3.5-acre plot in a stunning position, near Knutsford, Wilmslow, Hale and Alderley Edge. Barn with stables, menage/arena. Ideal for equestrian activities. Potential for development/extension (STPP). Close to amenities and transport links.

Council Tax band: F

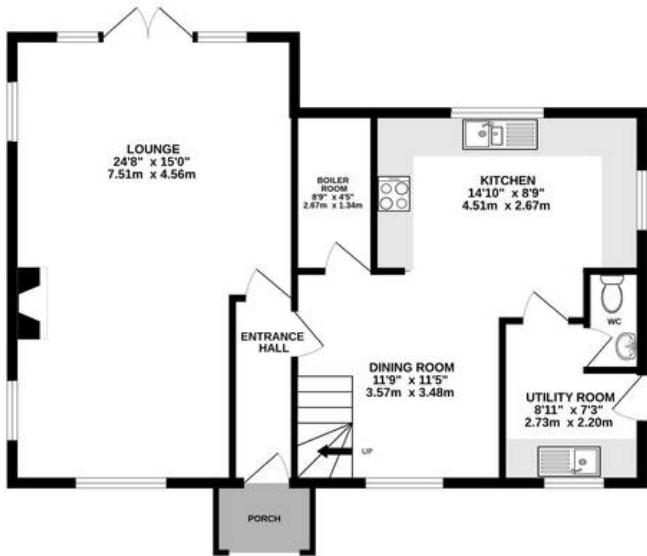
Tenure: Freehold

EPC Energy Efficiency Rating: C

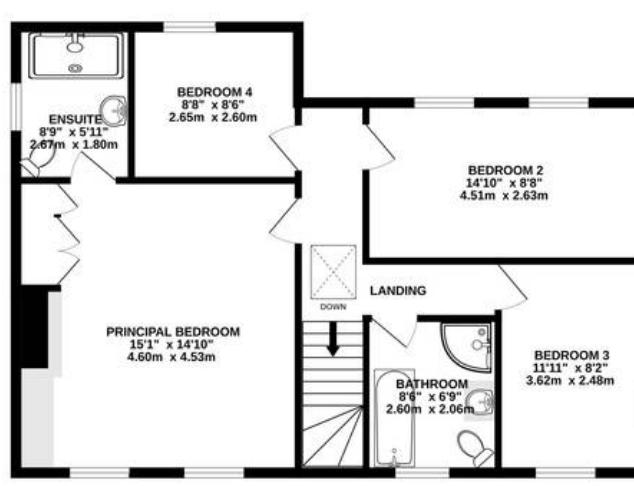
- Attractive four bedroom cottage, with separate annex, extensive outbuildings and arena set within about 3.5 acres
- Extremely convenient and sought-after location, very close to Wilmslow, Knutsford, Alderley Edge and Hale
- Four bedroom and two bathroom cottage with double wooden garage and large gated driveway
- Separate one bedroom and one bathroom annex
- Attractive landscaped gardens with open views
- Excellent equestrian facilities, including a large barn fitted with three stables, a large sand and fibre arena and well maintained post and rail paddocks
- Significant footprint with great potential for passive rental income, future development or extension (subject to the appropriate permissions)



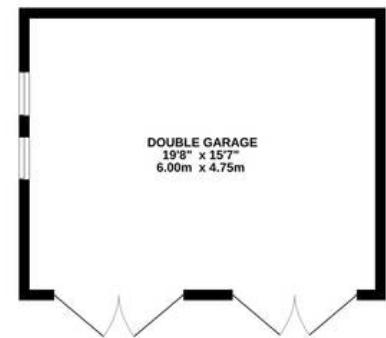
GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 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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