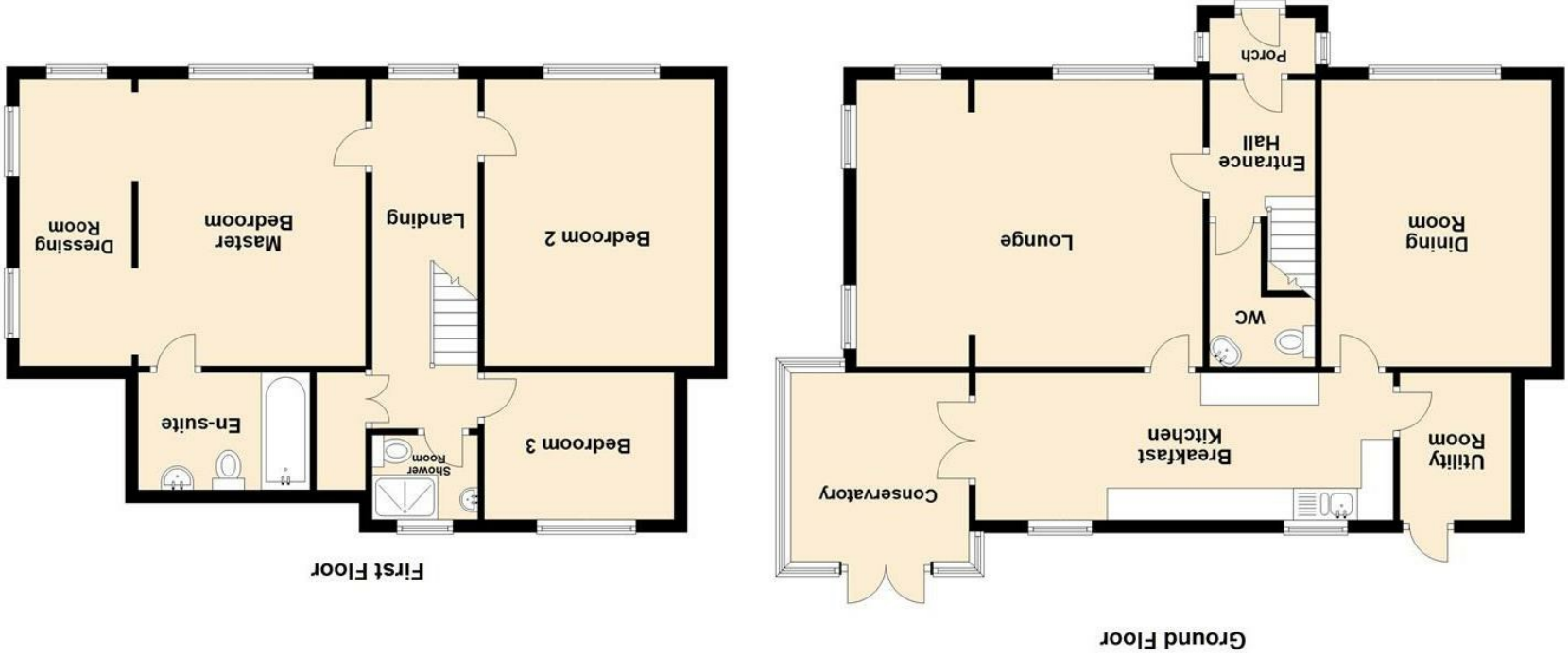


MISREPRESENTATION ACT 1967.
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www.wrightmarshall.co.uk
 Knutsford@wrightmarshall.co.uk
 T. 01565 621624



OFFERS OVER £650,000



DAMSON COTTAGE
4 BEECH HILL TOWN LANE
MOBBERLEY
KNUTSFORD
WA16 7HT

3 2 3 D
COUNCIL TAX BAND: G



Situated in the heart of the Mobberley Conservation area, Damson Cottage is located in a sought after, elevated position, at the end of Beech Hill. The property is an attractive period semi-detached cottage CIRCA 1880 and sits in a plot of approximately 1/3 of an acre combining gardens and woodland.

The property is fronted by a York Stone paved driveway allowing access to a further parking/ turning area to the side. The landscaped gardens are mainly laid to lawn with two patio areas and a brick built outhouse which is ideally suited for conversion to an office (subject to necessary consent). A gate from the garden allows access into the woodland area which provides an abundance of fruit trees and wild flowers and offers a perfect habitat for local wildlife.

The cottage's accommodation extends over two floors with a formal dining room and a spacious lounge with open fire. There is a fitted kitchen with utility room to the rear and a uPVC conservatory enjoying views over the private gardens and the woodland beyond. The first floor comprises of three bedrooms, including a master bedroom with dressing area and ensuite bathroom and two further bedrooms and shower room

Early viewing is highly recommended to appreciate the wealth of charm this cottage offers.

ENTRANCE HALL

WC

DINING ROOM

14'9" X 11'10" 4.49M X 3.61M

UTILITY ROOM

7'7" X 5'5" 2.32m x 1.65m

BREAKFAST KITCHEN

21'4" X 7'7" 6.49M X 2.32M

CONSERVATORY

9'8" X 9'2" 2.94M X 2.80M

LOUNGE

17'9" max x 14'9" 2.94m x 2.80m

FIRST FLOOR LANDING

BEDROOM ONE

14'10" X 12'1" 4.53m x 3.68m
opens into

DRESSING ROOM

14'9" X 4'11" 4.49m x 1.50m

ENSUITE

9'2" x 5'8" 2.80m x 1.73m

BEDROOM TWO

14'9" x 12'0" 4.49m x 3.66m

BEDROOM THREE

9'6" x 7'9" 2.90m x 2.36m

SHOWER ROOM

5'0" x 4'11" 1.52m x 1.49m

TENURE

We understand the tenure to be freehold.

