

jordan fishwick

Paddock Hill Cottage, Paddock Hill, Mobberley,

Guide Price £1,249,500

Paddock Hill Cottage
Paddock Hill
Mobberley
WA16 7DA

Guide Price £1,249,500









Paddock Hill Cottage presents a rare opportunity to acquire a truly distinctive and individual listed property, believed to date from the 17th century. Set in a secluded position off Paddock Hill Lane, this characterful timber-framed cottage features an impressive and traditional thatched roof and enjoys delightful views across the surrounding countryside towards Mobberley. The property requires updating and offers considerable scope for improvement and potential extension, subject to the necessary planning and Listed Building consents. Internally, the cottage retains a wealth of period features, including exposed timber framing, beams, low ceilings, latch doors and a listed roof truss. Arranged over two floors, the accommodation provides four reception rooms, a kitchen and dining area, cloakroom, modern shower room and bathroom on the ground floor, with five bedrooms to the first floor. The principal bedroom benefits from an adjoining bathroom, while several bedrooms feature vaulted ceilings and exposed roof timbers, adding considerable character and charm. Externally, the property is set within approximately 3.6 acres of varied grounds, including formal gardens, paddock and an in-and-out driveway. A range of outbuildings provides additional storage and workspace, while a detached ancillary building offers versatile accommodation, ideally suited to use as a home office/studio. The location combines privacy and rural appeal with convenient access to Wilmslow, Knutsford and Alderley Edge, offering an excellent range of shops, restaurants and everyday amenities. There are also highly regarded schools nearby, while Wilmslow railway station provides regular services towards Manchester and London. Manchester International Airport and the motorway network are also readily accessible. A rare and exciting opportunity to acquire a historic Cheshire property with substantial grounds, extensive outbuildings and significant potential for enhancement.



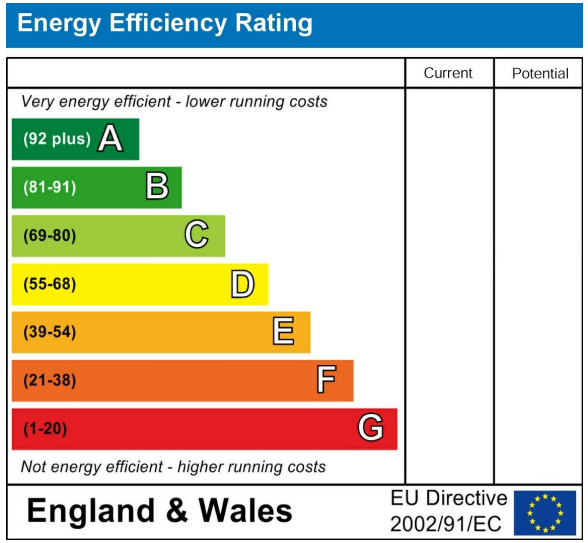






- Listed Thatched Cottage
- Semi Rural Location
- 3.6 Acres (approx)
- Outbuildings
- Five bedrooms
- Three Bathrooms
- Character



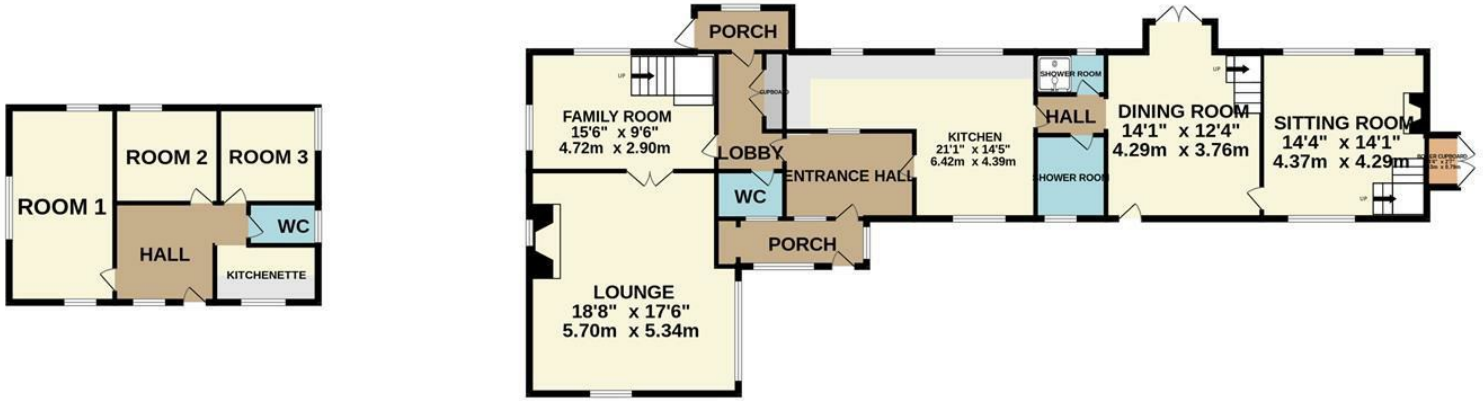




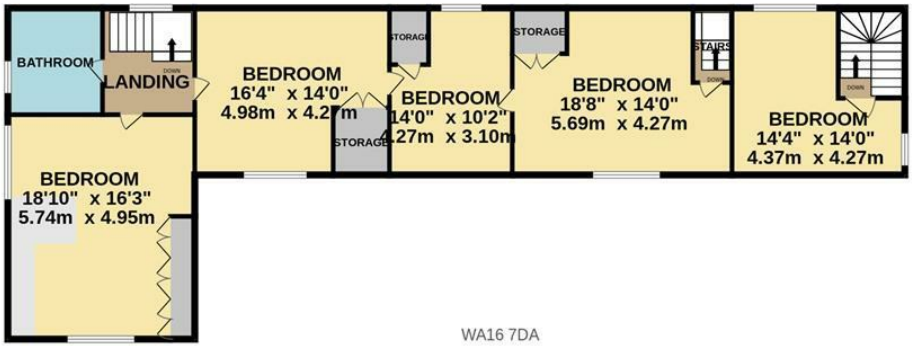




GROUND FLOOR



1ST FLOOR



WA16 7DA

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow SK91JX
01625 532000
wilmslow@jordanfishwick.co.uk
www.jordanfishwick.co.uk