



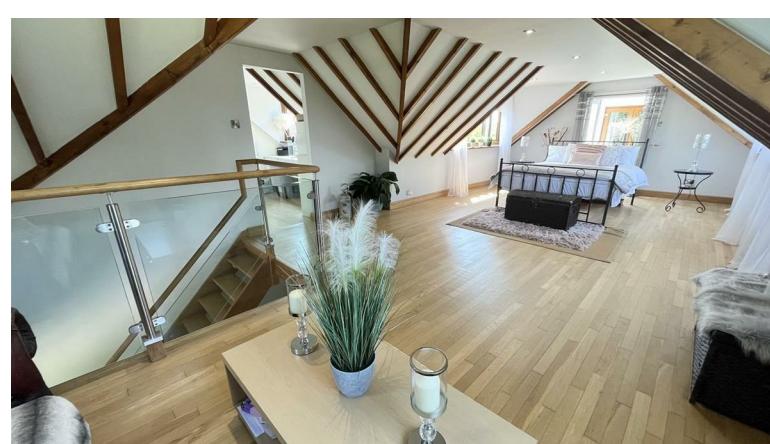
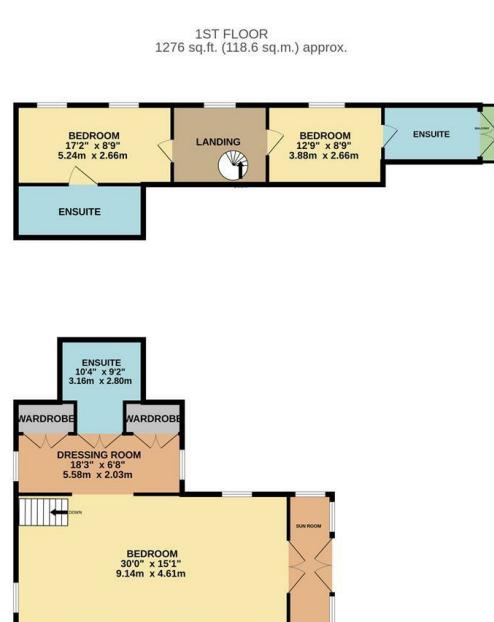
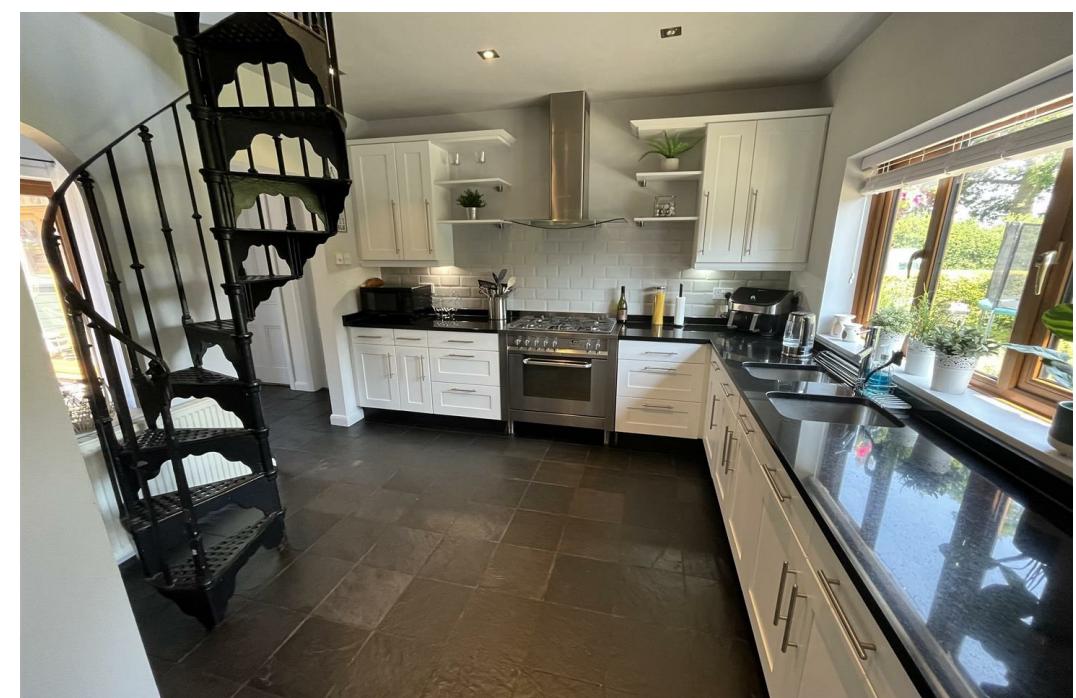
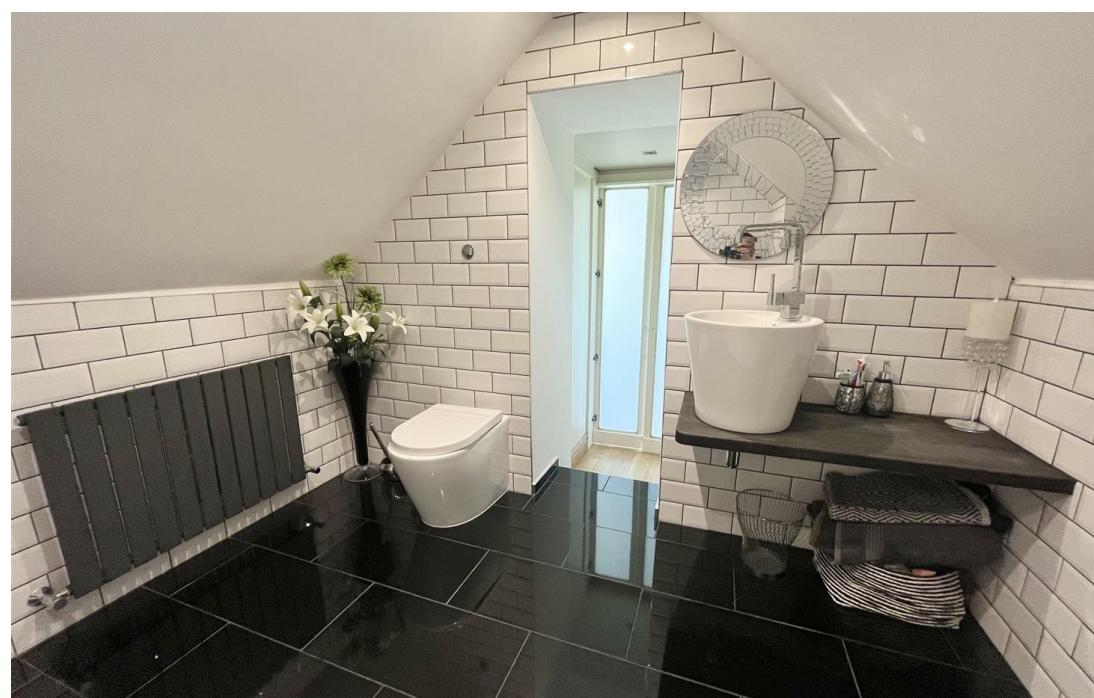
jordan fishwick

FIVEACRES PADDOCK HILL MOBBERLEY WA16 7DB
Offers Over £1,750,000

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Fiveacres is a substantial detached six bedroom family home with a large outbuilding (approx 3337sqft of residential accommodation with a further 2000sq ft of useful outbuildings) suitable for conversion (subject to the necessary planning permissions) in a delightful semi rural and private location, with lovely mature gardens and paddock land, extending in total to approximately five acres. The property has its permitted development rights retained enabling potential additional extensions. Being within easy reach of the bustling town of Wilmslow with a variety of shops and restaurants, the boutique village of Alderley Edge and the market town of Knutsford, its location is highly sought after and ideal for young professional families.

Set behind secure remote gates opening onto a long pebble driveway, the expansive front garden is laid mainly to lawn with weeping willows to the front boundary. To the south facing rear is a large flagged terrace overlooking the gardens and providing far reaching views over the paddock land, mature woodland and towards 'The Edge'. This substantial property offers flexible and spacious accommodation with a welcoming entrance hall having wc, cloaks cupboard and fitted study off. It boasts a particularly generous living room and formal lounge with patio doors overlooking the rear gardens and flooding the room with natural light. The well appointed kitchen again overlooks the rear garden and has utility room and second cloakroom off. The lovely dining room has French doors leading to a private, secluded inner courtyard perfect for al fresco entertaining



- Detached Property
- Six Bedrooms
- Four En Suites
- Delightful Semi Rural Setting
- Five Acres with Paddock
- Stables & Large Store
- 2000 sq ft of useful outbuildings suitable for conversion

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

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