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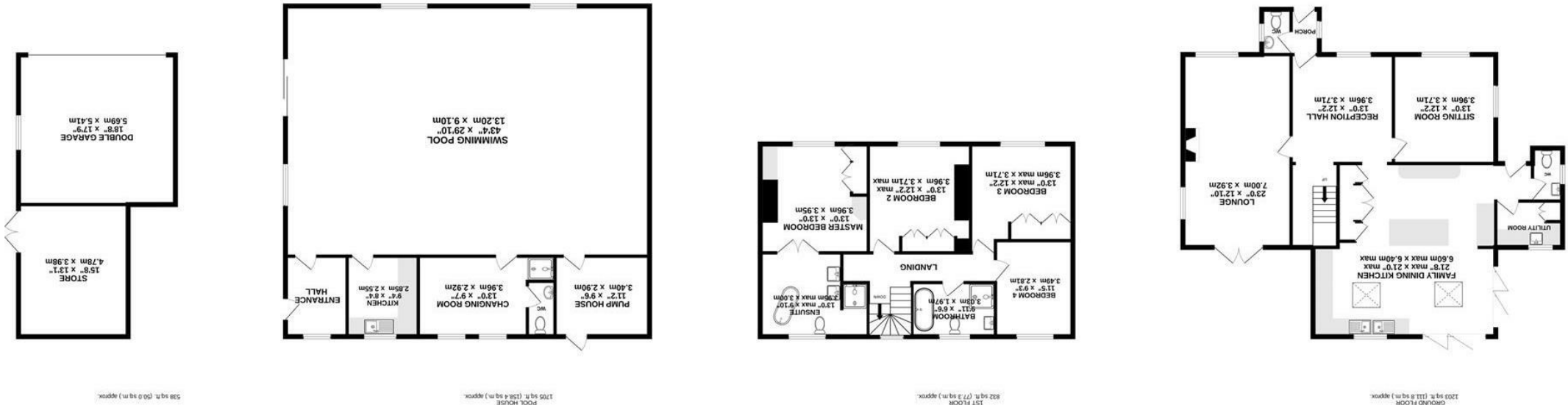
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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OFFERS IN THE REGION OF £2,000,000



SMITH LANE FARM  
SMITH LANE  
MOBBERLEY  
WA16 7QE

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COUNCIL TAX BAND: G





BEAUTIFULLY PRESENTED FARMHOUSE, BARNs AND OUTBUILDINGS, 8 ACRES OF LAND, INDOOR SWIMMING POOL, BEAUTIFULLY MANICURED AND LANDSCAPED GARDENS COMPLETE WITH POND, LARGE COURTYARD FOR PARKING, QUIET PRIVATE LOCATION, NO ONWARD CHAIN.

Smith Lane Farm offers a unique opportunity to purchase a former working farm that still retains not only the main farm house, but also the large barns and outbuildings and a generous but manageable 8 acres of land.

Approached off Smith Lane you immediately drive into a large open courtyard, paved in York stone. Surrounding this spacious private courtyard are the main four bed dwelling, detached double garage, main converted barn and covered storage/parking area.

Upon entering the main house there is a small porch with two piece cloakroom off which in turn opens into a welcoming oak floored reception hallway. Branching from this central hub are two further receptions rooms, one of which is more of a traditional snug with the other being the main family lounge with feature fireplace with log burner inset and French doors opening onto the patio overlooking the garden.

Further to this is a large extended open plan kitchen which is flooded with an abundance of natural light with large windows and bifolding doors overlooking the gardens as well as skylights. The kitchen itself has all the usual appliances you would expect set around a central island. This is the true heart of this desirable family home. Off the kitchen is a further two piece cloakroom, a well proportioned utility room and a second doorway to the courtyard.

To the first floor are four well proportioned double bedrooms with the Master having a beautifully appointed five piece ensuite including his & hers basins and a freestanding roll top claw foot bath and for a point of added luxury, a television. The three further bedrooms are served by an equally attractively finished four piece bathroom with separate shower and bath.

As well as the main house there are a number of out buildings including;

'The Big Barn' which has been converted to the ground floor for use as offices and a workshop in recent years. There is a water, waste and electrical supply as well as a two-piece cloakroom. The space has been split up to suit the needs of the previous occupant, but could easily be reconfigured if necessary. To the first floor is a large mezzanine, a playroom used by the family when they were younger and a further good sized room. There is both an internal and external fire escape to this floor. This barn, including the covered carport measures over 3500sq/ft alone!

The next open fronted barn is more agricultural in its style and is used for storing machinery and equipment, this barn measures over 1800sq/ft.

Though not currently used, the pool house was built around 30 years ago by the current owners. It is built in a European style and is around four feet in depth. The pool house contains changing rooms, a sauna, kitchen and plant room.

Outbuildings are completed with a detached double garage with workshop to the rear. As previously mentioned there are a number of other locations that could be used to store vehicles should you need to. The courtyard also provides parking for a large number of different style of vehicles should this be something that is needed.

Externally the house sits in mature gardens that have been beautifully maintained over the years with an abundance of trees and shrubs as well a mature hedgerow and several dedicated seating and patio areas to allow a private space to even the busiest of families. The gardens offer far reaching views over the Cheshire countryside and have been a fantastic space for their children to grow up in.

Smith Lane Farm is completed with eight acres of land surrounding the farm. Currently left to grow and cut annually this would be ideal for anyone looking for a small holding, horses or other livestock.