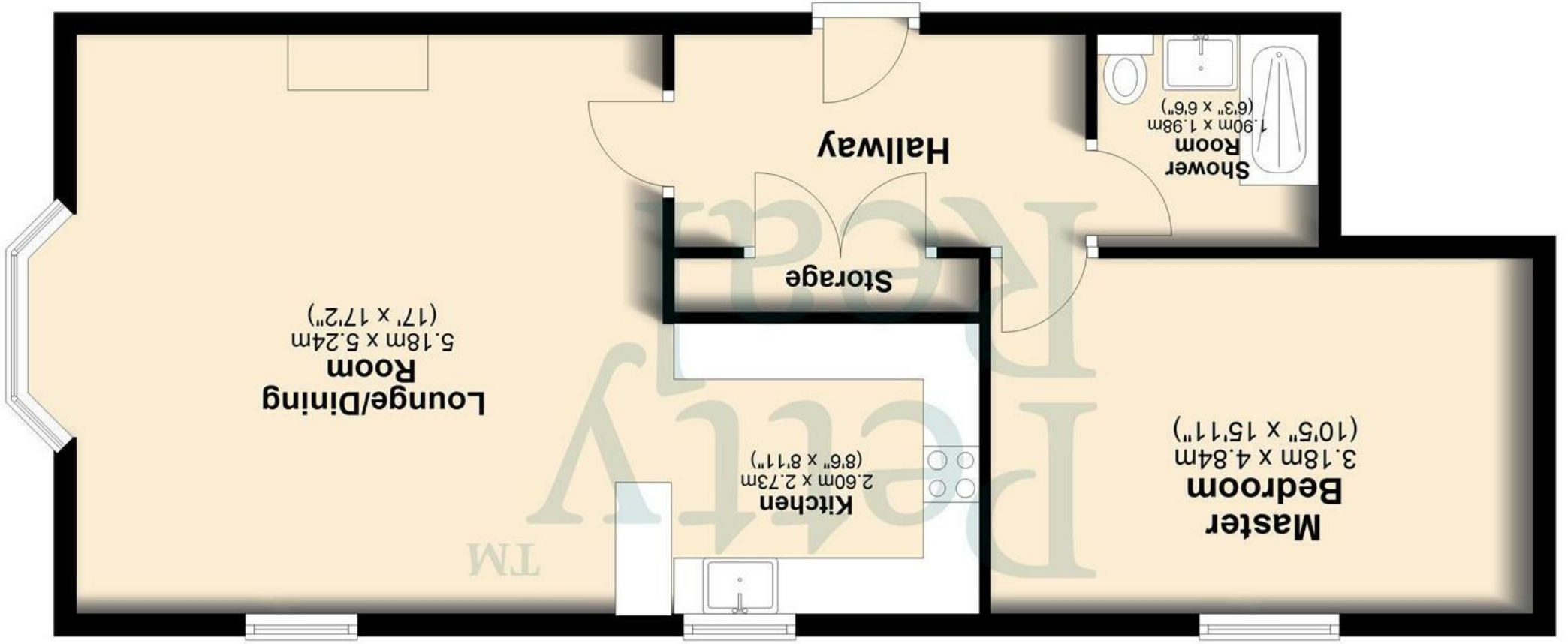


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Ground Floor



OFFERS IN THE REGION OF £210,000



APARTMENT 10, BARCLAY HALL  
 MOBBERLEY, KNUTSFORD, WA16 7DZ



COUNCIL TAX BAND: C

## The Manor House

Built in 1845 and located at the end of a long private driveway, Barclay Hall has been thoughtfully transformed into a collection of exclusive residences. The property at no.10 Barclay Hall is a spacious one bedroom superbly appointed modern apartment, with excellent additional amenities including generous private parking and overnight guest room. Upon entering the Grade II listed manor house, you are welcomed by a striking full height hallway, and access to no.10 on the first floor is via a majestic sweeping oak staircase, with feature stained glass windows and unique ceiling lantern window. Lift access is also available from the main hallway direct to the apartment lobby.



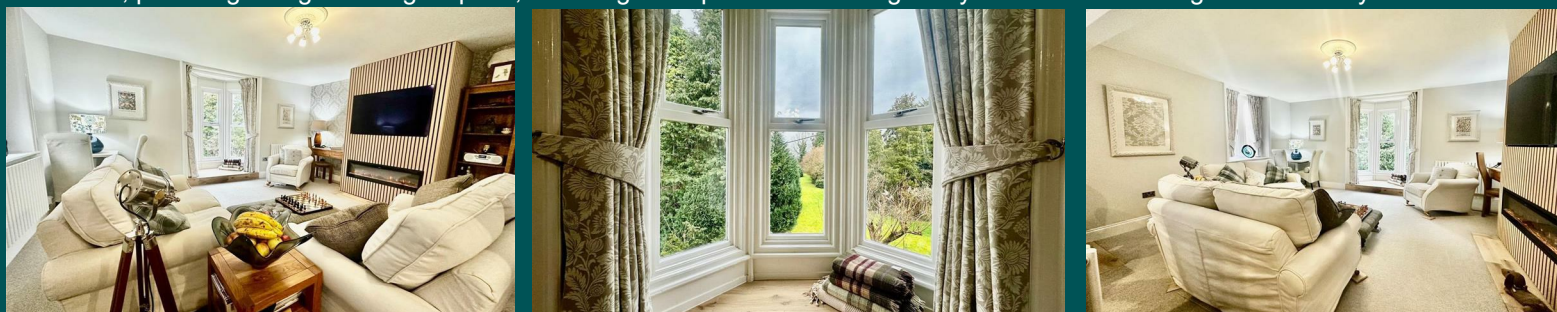
## The Apartment

No.10 Barclay Hall is one of only 22 apartments and mews properties and has undergone a full scheme of refurbishment and complete decoration to a high quality and standard, resulting in a premium finished modern apartment that is a move-in-ready home. The entrance hallway features solid French oak flooring and oak doors with chrome fittings and glazed panels, allowing natural light to flow throughout. Generous cloaks and general storage is provided with a double oak door fronted hallway cupboard space, which also neatly accommodates water heating, smart meter and broadband utilities without compromising on space. Throughout no.10 Barclay Hall, high quality flooring and carpets have been installed with a focus on ensuring the standard of the apartment is befitting of the building and the location.



## Living Space

The hallway leads into a generous open-plan lounge and dining room with a feature acoustic oak panelled fireplace incorporating a full width modern living flame effect inset fire. The lounge benefits from dual-aspect windows, providing a bright and light space, including an impressive full-height bay window overlooking the beautifully maintained rear wooded gardens.



## Kitchen

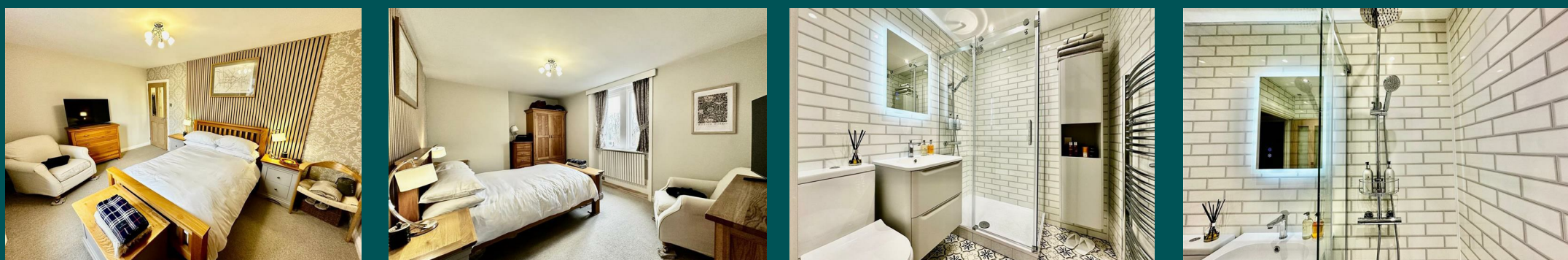
The living space opens into a newly fitted and completely modernised kitchen, colour matched to complement the space, with a suite of chrome fixtures and fittings complete with a stainless steel inset sink and pull out tap, coupled with a full range of integrated AEG appliances required for modern living, with as expected soft close features on doors, drawers and utilities.

Solid French oak flooring throughout with underfloor heating mirrors that in the hallway, and the kitchen area is finished with polished white granite effect low profile worktops, with a breakfast bar and seating area, with further useful kneehole cupboard storage and hidden electrical points for flexible use of the worktop space.



## Bedroom & Bathroom

The apartment is further complemented by a very well proportioned bright double bedroom, freshly decorated with a modern oak panelled wall framing the room, with ample space to accommodate additional furniture. No.10 also comes with access to a separate ground floor guest room offering additional overnight accommodation for friends and family as required. The apartment is finished with a stylish, brand new modern shower room, decorated in London metro panelling with non slip Minton style ceramic flooring, with wall hung basin and vanity, with complementary wall hung slim storage cupboard. A high quality double shower cubicle is combined with chrome mains pressure dual overhead rainfall and pulsing thermostatic shower.



Externally, the property enjoys ample parking via the private driveway and a large residents' and visitor car park, an uncommon advantage for properties of this style.

The 5 acres of fully managed and serviced landscaped grounds include expansive lawns and extensive, well-maintained communal gardens, and wooded areas creating the perfect setting to relax and enjoy the quiet out of the way Cheshire countryside surroundings.