



Willow House, Davenport Lane, Mobberley

£1,650,000

Lord &  
Porter

*The Personal Property Agent*

📞 01565 318622

✉️ [enquiries@lordandporter.com](mailto:enquiries@lordandporter.com)

🌐 [lordandporter.com](http://lordandporter.com)



## Willow House, Davenport Lane, Mobberley

A charming 'Arts & Crafts' style detached country house located in a beautiful rural position on the edge of Mobberley village, bordering directly onto open fields and enjoying magnificent views across the rolling countryside and sitting in extensive and beautifully landscaped gardens of approximately 1.27 acres.

Having undergone a comprehensive scheme of redevelopment in 2008, the property offers beautifully presented accommodation laid over two floors, extending to approximately 3600 ft.<sup>2</sup> in all, including a large garage complex linked to the house.

The property is accessed from the lane via electrically operated wrought iron gates that lead onto a sweeping gravel driveway that provides excellent parking for several vehicles. There are flat lawn gardens which extend to three sides enclosed by a wealth of tall planting including some beautiful rhododendron bushes and a number of mature trees.

The rear gardens have been carefully designed and are beautifully landscaped, divided into three principal sections including a beautiful formal lawn located directly behind the house framed in tall hedging and deep flowerbeds bursting with colour co-ordinated planting.

There is a further large area of flat lawn located behind the garage complex and a very pretty orchard at the opposite side of the property. There are various smaller areas of landscaped and more informal gardens including a charming enclosed courtyard located between the garage and the main house and a separate vegetable garden with raised retained beds.





On the ground floor level, an entrance hallway leads into an impressive central reception hall, which in turn provides access into the majority of the reception areas, with a turning flight staircase rising to the first floor.

There are four reception rooms in all including a very spacious lounge with an exposed brick and stone hearth fireplace and windows to side and rear elevations, with the addition of French doors which lead out onto a large south-westerly facing terrace. Across the reception hallway there is a spacious dining room with an attractive box bay window overlooking the rear gardens and an integral door which connects into a charming family snug with a beautiful curved bay window and a second box bay overlooking the rear, which incorporates a glazed door accessing the garden.

From the snug a door leads into a large farmhouse style kitchen breakfast room fitted with a matching range of quality shaker style cabinets with contrasting granite worktops incorporating a comprehensive range of built in appliances. The adjoining utility room is fitted with cabinets matching the kitchen, with a connecting glazed door leading to an inner hall and boot room with integral access to the large double garage.



At the rear of the house is an orangery style conservatory with doors leading out onto the sunny rear terrace enjoying splendid views.



In addition to the five first floor bedrooms, there is a large ground floor bedroom suite which is currently used as a home office and benefits from its own private access and an adjoining garden store room which could provide space to build a kitchen for an independent granny flat. The adjoining en-suite bathroom has been designed with accessibility in mind, with a large wet room shower enclosure and attractive white porcelain sanitary ware.

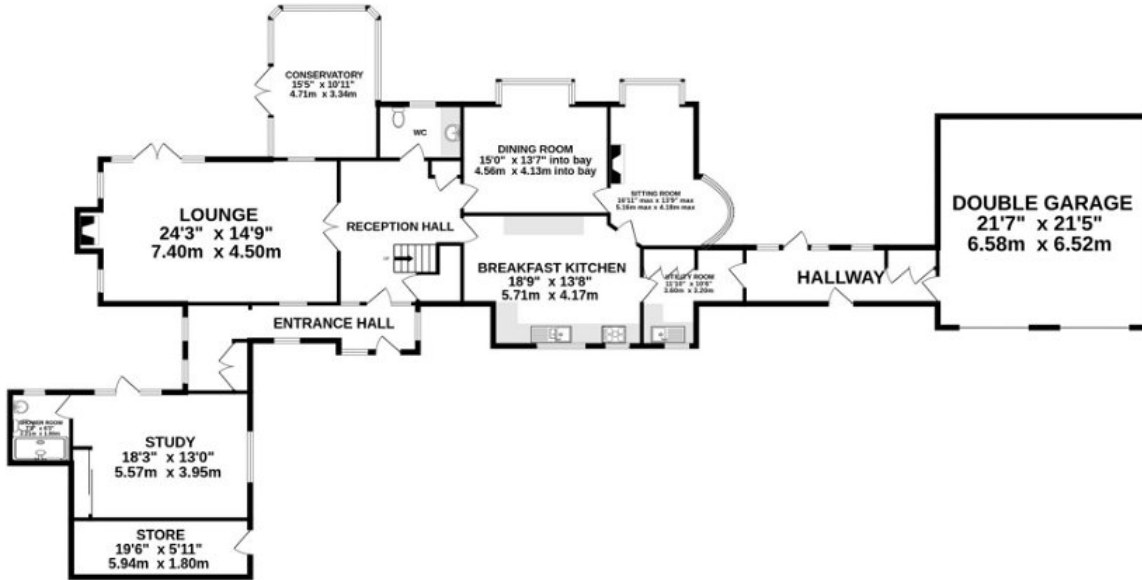
On first floor level there are four double bedrooms which are all en-suite, and a smaller single bedroom which would make a terrific nursery or study, with the benefit of a walk in store room.

The master bedroom is located at one end of the house with windows to three sides enjoying superb views in all directions. The master en-suite comprises a fully tiled shower enclosure, twin washbasins with storage below and a low-level WC.

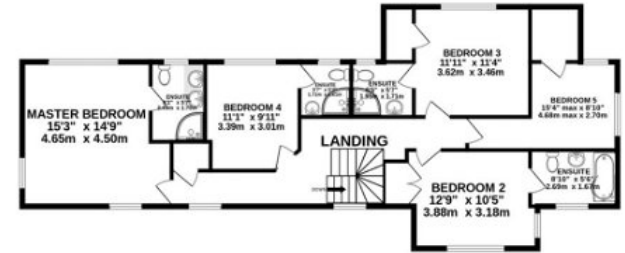
Bedroom two is located at the front of the house and benefits from a built-in wardrobe and a generous en-suite bathroom. Bedrooms three and four are both located at the rear overlooking the gardens and benefit from similarly appointed ensuite shower rooms.



GROUND FLOOR  
2514 sq.ft. (233.5 sq.m.) approx.



1ST FLOOR  
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA : 3579 sq.ft. (332.5 sq.m.) approx.

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.  
Made with Metropix ©2023