



# A traditional thatched cottage in a leafy location

**Davenport Cottage, Davenport Lane, Mobberley, Knutsford, WA16 7NA**

Freehold









Kitchen with Breakfast Room • Lounge• Dining Room and Study • Garden Room • Master Bedroom with En Suite• Three Further Bedrooms• Leisure Space• Garage• Landscaped Gardens

## SITUATION

In the highly desirable location of Mobberley, Davenport Cottage is a very pretty traditional thatched cottage. Originally built over 300 years ago this lovely home has been lovingly maintained by the current owners. A perfect location for those who want to enjoy the benefits of the rural life style of living in the beautiful village of Mobberley yet want to be in close proximity to Alderley Edge, Knutsford and Wilmslow.

## DESCRIPTION

Davenport Cottage comprises over 3000 sq feet of well - maintained accommodation boasting period features throughout. The property is very well presented and comprises of three well - proportioned reception rooms, four bedrooms and two bathrooms.

The front door opens into an entrance hall with solid oak floor, access to a cloakroom / WC, dual aspect lounge with original timbers and open fire grate. Double doors from the lounge lead to a small patio at the side of the property. The entrance hallway continues through to a study area and open plan dining room with ample storage. The cottage benefits from a large open plan kitchen and conservatory / garden room, fitted with an extensive range of solid pine base and wall units together with a cream Aga. Double doors open out on to a large York stone patio at the side of the conservatory with access to the rear gardens.





To the first floor there are four bedrooms with fitted furniture, a family bathroom with white three piece suite, a large walk-in wardrobe and storage into the Eaves. The master bedroom enjoys views over the rear garden and farmland beyond. There is an en - suite bathroom that has been stripped ready for the new owners to install their own wet room / shower room.

The cottage stands in a good size garden plot that extends to approximately one third of an acre which comprises an extensive flat lawn adjoining farmland, a feature pond with rockery backdrop. Small lawned areas to the front, secondary driveway and a further large, gated, block paved driveway leading to a substantial garage / annex. This comprises a double garage with separate access to a ground floor utility, WC and room upstairs ideal for use as a home office, games room, granny annex etc. The building also has excellent eaves storage and its own independent heating, electrical and water systems.

**Tenure**  
Freehold

**Energy Performance**  
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**  
Strictly by appointment with Savills.









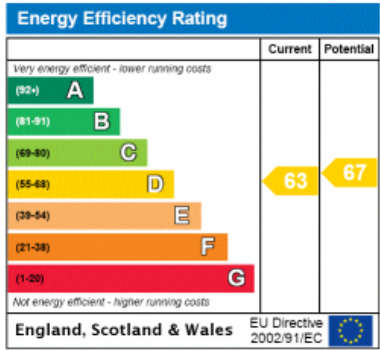
Davenport Cottage

Gross internal area (approx) 258.40 sq m / 2781.39 sq ft  
Garage 38.31 sq m / 412.36 sq ft  
Total 296.71 sq m / 3193.75 sq ft



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