



**GASCOIGNE
HALMAN**

FIVEACRES, PADDOCK HILL, MOBBERLEY

THE AREAS LEADING ESTATE AGENT



FIVEACRES, PADDOCK HILL, MOBBERLEY

A generous country home set at the heart of five acres (approx) with superb enquire facilities, over 3300sq ft of flexible living space, exceptional privacy, superb connectivity, and outstanding potential for further extension, redevelopment or lifestyle enhancement.

Paddock Hill is a picturesque rural area situated in the village of Mobberley, it offers a tranquil, semi-rural setting that combines countryside charm with accessibility to nearby towns. Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.



DESCRIPTION

Fiveacres represents an exceptional and highly individual country residence, offering an outstanding opportunity to acquire a substantial, modern detached home set within an idyllic and private rural setting. Nestled in the heart of Paddock Hill, the property is enveloped by open countryside, delivering a true sense of tranquility and space, yet remains remarkably well connected, with swift access to the desirable towns of Wilmslow, Knutsford and Alderley Edge. Adding to its appeal, the much-loved Plough and Flail public house lies close by, serving as the social hub of the area and providing a charming, high-quality dining experience within easy reach.

Extending to in excess of 3,300 square feet, the residence has been meticulously maintained and thoughtfully curated by the current owners, resulting in a home that effortlessly balances comfort, style and versatility. The accommodation is both generous and fluid, designed to adapt to a variety of lifestyles, whether for family living, entertaining, or multi-generational use. At the same time, the property offers significant scope for further enhancement, whether through extension, reconfiguration or complete remodelling, subject to the necessary consents, making it an exciting opportunity as much as it is a beautiful home.

Approached via secure double electric gates and set well back from the road, Fiveacres immediately conveys a sense of exclusivity and privacy. The grounds are a particular highlight, offering exceptional equestrian/small holding facilities including well-maintained paddocks for grazing, extensive hardstanding suitable for parking or the creation of a menage, along with stabling and a range of outbuildings. These elements combine to create a rare lifestyle offering, perfectly suited to those with equestrian or smallholding interests, while also presenting exciting potential for redevelopment or alternative uses if required.

Internally, the home is both elegant and highly functional. Three substantial reception rooms provide an array of living and entertaining spaces, each beautifully proportioned and filled with natural light, allowing for both formal and informal occasions. The kitchen serves as the heart of the home, stylishly appointed and complemented by a utility room and WC designed with both practicality and sociability in mind. The ground floor further benefits from three well-sized bedrooms, including a superb bedroom suite complete with en-suite facilities. A beautifully finished family bathroom, separate WC, and a dedicated study, ideal for modern home working, complete this level, ensuring a layout that is as practical as it is refined.

The first floor has been cleverly configured into two distinct wings, enhancing both privacy and flexibility. The principal suite is a true sanctuary, comprising a spacious and beautifully presented bedroom, a light-filled adjoining sunroom offering elevated views across the grounds, a walk-in dressing room, and an en-suite shower room. This space provides a calm and indulgent retreat, perfectly removed from the main living areas. The second wing, accessed via a spiral staircase from the kitchen, offers two further generous bedrooms, each benefiting from their own en-suite facilities, ideal for guests, older children, or independent living arrangements.

What truly sets Fiveacres apart is the lifestyle it affords. This is a home defined not only by its scale and quality, but by its potential and setting. With direct access to bridleways and an abundance of surrounding footpaths, the connection to the outdoors is immediate and immersive. Whether for equestrian pursuits, country living, or simply enjoying the peace and beauty of the landscape, this is a property that offers something genuinely special.

DIRECTIONS

SAT NAV: WA16 7DB

what3words: ///warping stickler.promising

TENURE

Freehold

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: H

VIEWINGS

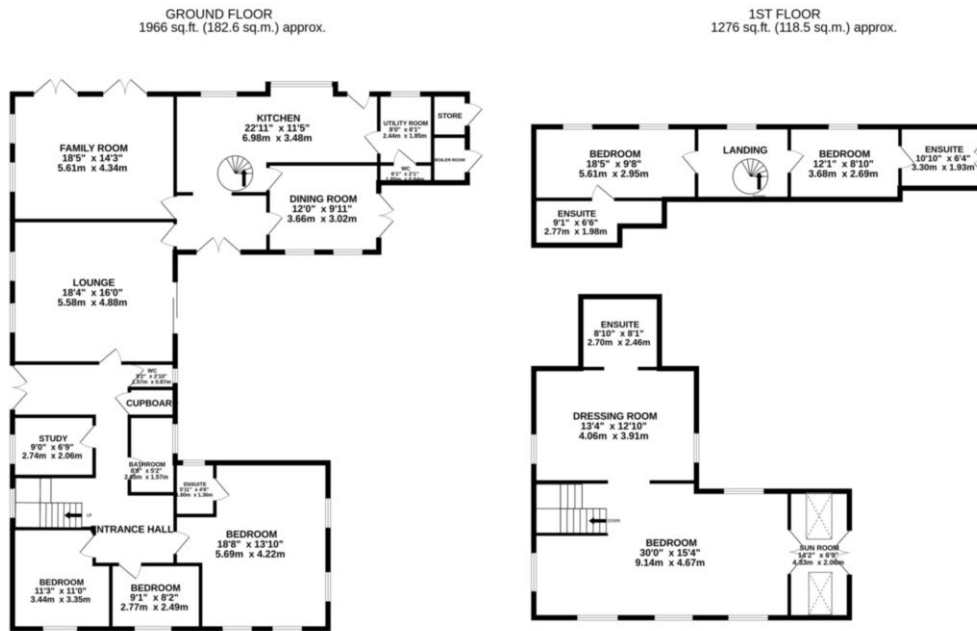
Viewing strictly by appointment through the Agents.

Freehold

LOCAL AUTHORITY

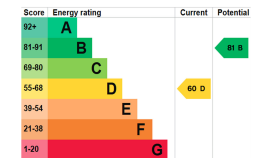
Cheshire East Council

FLOORPLAN & EPC



TOTAL FLOOR AREA: 3337 sq.ft. (310.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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