

CHARMING OLD FARMHOUSE
WITH LAND AND BUILDINGS
HEALD MILL FARM
MOBBERLEY
NEAR KNUTSFORD



AREA 24 ACRES

VACANT POSSESSION

FREE INGOING

To be offered for sale by auction

AT THE ANGEL HOTEL, KNUTSFORD
ON TUESDAY, 27th MARCH, 1962, at 3 p.m.
(Subject to Conditions of Sale)

CHARTERED AUCTIONEERS:

JOHN BRAGGINS & CO.

37 Princess Street,
KNUTSFORD
(Tel: 2618)

3 Grove Street,
WILMSLOW
(Tel: 2271)

23, Eastgate Row North,
CHESTER
(Tel: 24731)

1 Cooper Street,
MANCHESTER, 2
(Tel: CEN. 7363)

SOLICITORS:

MESSRS. SEDGLEY, CALDECUTT & CO.
KING STREET, KNUTSFORD (Tel. 4234)

Particulars of

HEALD MILL FARM, MOBBERLEY

Knutsford 3 miles
Wilmslow 6 miles

Altrincham 5 miles
Manchester 13 miles

The extensive parish of Mobberley embraces a varying but always pleasing countryside. It is noted for its agricultural qualities and as an area possessing a limited number of attractive residential properties. Heald Mill Farm occupies a position which makes it not only attractive as an agricultural holding but also as a residence.

It lies about $\frac{3}{4}$ mile from the railway station, the entrance being near to the junction of Smith Lane and Slate Lane. The approach from the road is by a well surfaced drive terminating in a spacious yard.

The house occupies a splendid position, being slightly elevated and facing south. It is soundly built of brick with slated roof and has been carefully maintained.

The farm buildings form a compact unit on the far side of the yard from the house. They provide excellent accommodation which could be varied to meet individual requirements.

The land is rich and fertile, easily accessible from the homestead and, with the exception of one acre of arable, all down to grass.

This property is conveniently placed to several good centres and, for a rural area, well served by 'buses ($\frac{1}{2}$ mile) and a good diesel train service between Manchester and Chester.

The House

Entrance Hall.

Sitting Room, 14 feet 2 inches by 13 feet 2 inches with tiled fireplace with overmantle.

Dining Room, 14 feet 3 inches by 14 feet 2 inches with modern tiled fireplace having mahogany surround.

Living Room, 16 feet by 14 feet 3 inches with built-in cupboards.

Scullery with sink.

Spacious Larder. Good dry Cellar.

No. 1 Bedroom, 14 feet 3 inches by 14 feet 2 inches.

No. 2 Bedroom, 13 feet 3 inches by 13 feet with built-in wardrobe.

No. 3 Bedroom, 18 feet 7 inches by 14 feet 3 inches connecting door to :

No. 4 Bedroom, 14 feet 3 inches by 10 feet 2 inches.

Bathroom, with bath, washbasin and W.C. and Cylinder cupboard with electric immersion heater.

The Farm

Buildings

Range of brick construction with tiled roof, containing :

Garage, 2 Stall Stable, Barn, Attested Shippon for 11 with tubular stalls and water bowls.

Lofts over the above.

Open shed at rear with good loose box adjoining.

2 Bay Hay Shed with 2 shoring Bays.

Outhouse of brick and slate construction.

Timber built Dairy. E.C.

2 Pig Cotes with outlets.

Services

Mains electricity.

Water supply is electrically pumped from a well to storage tanks (500 gals. capacity).

(Mains water is available if preferred).

Drainage is to a septic tank.

Assessments

Rateable Value £22.

Tithe Redemption Annuity Nil.

Land Tax 11s. 1d.

Area

23.850 ACRES or thereabouts.

Plan

Copies of a plan of the farm may be inspected at the farm or at any of the offices of the Chartered Auctioneers.

To View

Inspection may be made on Wednesdays and Saturdays between 2 p.m. and 4-30 p.m. or at other times by appointment.

These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, neither do they form part of any contract.