



**TO LET**

**Two The Paddock, Burford Lane Farm, Burford Lane, Lymm**







## Lymm, WA13 0SJ

Burford Lane - £3,750 pcm



### The Property

An immaculately presented, substantial four-bedroom property nestled in the delightful leafy surroundings of an exclusive gated development in Lymm. The development consists of three new build mews properties and four fully empathetically and lovingly remodelled barns and cottages. There is a distinct tranquil aesthetic that is instantly achieved throughout the development upon a gated entry, the entire development has been designed with sophistication in mind and particular mention should be made of the exceptionally high standard to which all of the properties have been designed offering high end kitchens with quality NEFF and Bosh appliances, hot tap and waterfall granite worktops, bespoke marble bathrooms suites, underfloor heating, electric Velux windows, off road parking allocated to each property with EV Charging points.

There is a balcony off the Principal Bedroom overlooking a fully landscaped and secluded garden to the rear laid mainly to lawn with flagged patio area providing the perfect spot for al-fresco dining and entertaining whilst capturing the afternoon and evening sun as it sets across the fields behind.

### Directions

From Knutsford Town Centre proceed north along the A50 Manchester Road. Proceed for approx. 2½ miles past The Mere Golf & Country Club. Continue straight over the roundabout and proceed for a further 2 miles. After High Legh Garden Centre turn right towards High Legh on to West Lane and continue for approx. 1½ miles. Continue across the junction with Higher Lane and continue down Burford Lane for 0.5 miles. The Gated Entrance to the Burford Farm will appear on your right.

- An immaculately presented property finished to an exceptionally high standard
- Generous living space
- Open plan living dining kitchen with integrated appliances & separate utility room
- Four bedrooms
- Two bathrooms (one en-suite with dressing room)
- Allocated off road parking & garden
- Grounds Maintenance included
- Unfurnished
- Available now

**Postcode** – WA13 0SJ

**EPC Rating** – TBC

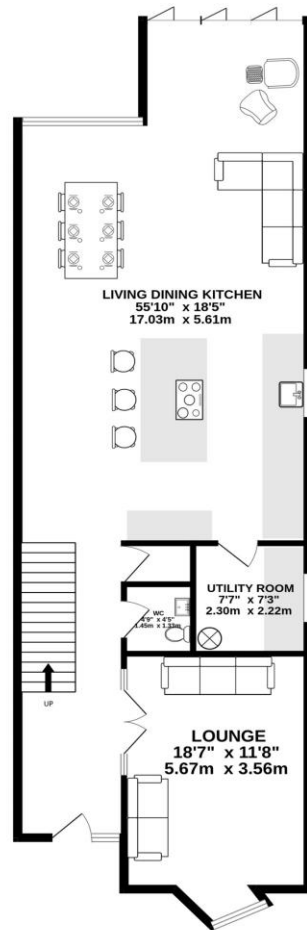
**Local Authority** – Warrington

**Council Tax** – Band TBC

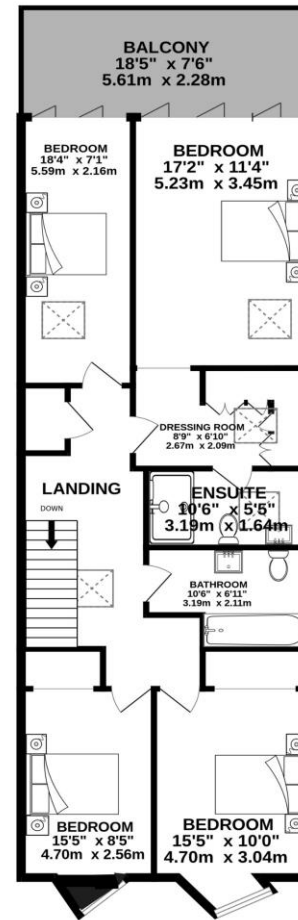




GROUND FLOOR  
1023 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 1991 sq.ft. (185.0 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.  
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