



**GASCOIGNE
HALMAN**

46 EAGLE BROW LYMM, WA13 0LZ

THE AREAS LEADING ESTATE AGENT



46 EAGLE BROW LYMM, WA13 0LZ

£695,000

A quintessential period cottage set in a beautiful larger than expected garden plot of 0.17 acre. Located in the heart of Lymm village with electric gated driveway and double carport.

Pear Tree Cottage is a beautiful period home situated in the heart of the village making a most unique, convenient and picturesque setting. Dating back to 1660 and built of painted rendered brick with ornate small paned bay windows under a grey slate roof. The accommodation features a lounge with fireplace and doors to rear garden, cosy snug/sitting room with fireplace and bay window to front, dining room and fitted kitchen. To the first floor there are three bedrooms and bathroom all featuring high vaulted ceilings, beams and thumb latch style doors. Externally to the front there is an enclosed gated garden with electric gated driveway leading round the back with additional parking and double carport. The rear garden is a wonderful feature measuring 0.17 acre total plot size and with split level lawned areas with well stocked borders and flowerbeds and ornamental pond. There is a versatile outbuilding with utility room and WC, plus additional storage outbuilding. An internal viewing is especially recommended to fully appreciate this very special property.





LOCATION

Lymm Village Centre offers a selection of local shopping facilities including a Sainsbury's local supermarket, together with various restaurants, banks, building societies and Post Office. A local market is held once a week. For more comprehensive shopping needs the larger commercial centres of Altrincham, Warrington, Manchester, Liverpool and Chester are readily accessible together with access to the M6/M56/M60 motorway network and subsequently to Manchester International and Liverpool Airport. Lymm has outstanding primary schools which feed into South Manchester grammar schools and an excellent local comprehensive school and a regular bus service runs throughout the day. Lymm is also famed for its community spirit with Dickensian Days, Big Sing, Comedy Nights, Festivals, Food Fest, Duck Race, Firework Displays and sporting activities and clubs for running, rugby, football, hockey and many others.

Tenure - Freehold

BEAUTIFUL PERIOD HOME C1660

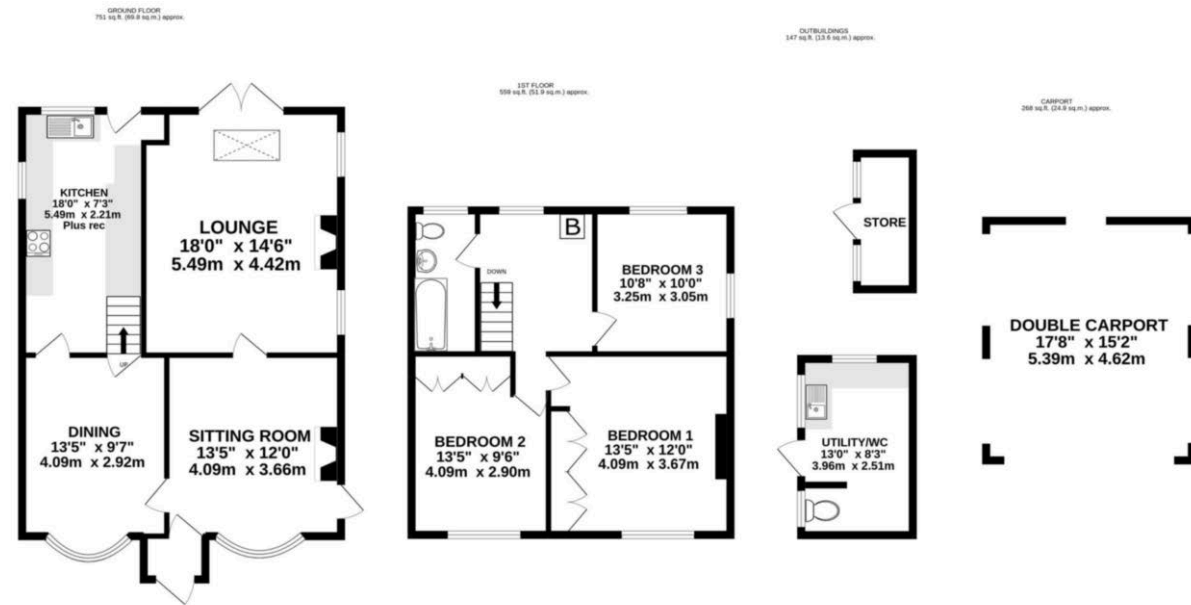
BOASTING LOTS OF CHARACTER FEATURES

LARGER THAN EXPECTED GARDEN PLOT 0.17 ACRES

ELECTRIC GATED DRIVEWAY AND DOUBLE CARPORT

LOCATED IN THE HEART OF LYMM VILLAGE

THREE BEDROOMS THREE RECEPTION ROOMS



TOTAL FLOOR AREA : 1725 sq.ft. (160.2 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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LYMM OFFICE

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