



**GASCOIGNE  
HALMAN**

EAST WING/LYMM HALL, RECTORY LANE, LYMM,  
COUNCIL TAX BAND:- G NO EPC AS GRADE II LISTED

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THE AREAS LEADING ESTATE AGENT





## EAST WING/LYMM HALL, RECTORY LANE, LYMM, COUNCIL TAX BAND:- G NO EPC AS GRADE II LISTED

**£2,000,000**

The conversion of The East Wing at Lymm Hall offers a magnificent and magical family home full of original character and now with contemporary style nestled within beautiful private grounds of about 0.80 acres within an oasis literally within the village centre itself; in all about 5254 sq ft.

Lymm Hall is a moated country house in the village of Lymm and is recorded in the National Heritage List for England as a designated Grade II\* listed building. The current house was built in the late 16th century for the Domville family. In the 18th or early 19th century, service wings were added. In about 1840, stepped gables and mullioned windows were installed, resulting in a symmetrical front in neo-Jacobean style. The Hall and Moat House together with the adjacent buildings have been in the ownership of the Cottrill family since the early 1900s. The Hall and stables have now been divided with the hall itself been separated in to two wings and the grounds reduced to 10 acres.

Over recent years this property has been totally transformed from three serviced apartments into a quite magnificent and rather unique family home which retains all of it's period character yet seamlessly blends contemporary modern style finished impeccably throughout with great attention to detail and the use of beautiful fixtures and fittings many bespoke to our clients own desire.

The established parkland grounds have a wonderful southerly aspect which bathes the lawns and stone terracing and in all extend to about 0.80 acres. They are extremely private and not overlooked and feature beautiful landscaping idyllic for alfresco entertaining with strategic lighting operated remotely. Within the grounds are numerous timber workshops and a feature gazebo, perfect as an outdoor home office or gym which have power and light. A cobbled driveway provides ample parking and access to the double garage and further brick outbuildings. Within the grounds of the estate there is about an acre of mature woodland for the residents exclusive use with a private footpath leading straight into the village centre.





The East Wing at Lymm Hall offers a magnificent home

Magical family residence full of original character

Now with contemporary style

Exceptional attention to detail

Many bespoke finishes to our clients own desire

Wonderful parkland setting with about 0.80 acres

Beautiful and private landscaped gardens

Five reception rooms

Stunning living dining kitchen with large pantry

Five bedrooms and four bathrooms

Bespoke dressing room and first floor laundry

Wide cobbled driveway and detached double garage

Brick outbuildings, gazebo and workshop





## **DIRECTIONS**

SAT NAV - WA13 0AJ

## **LOCATION**

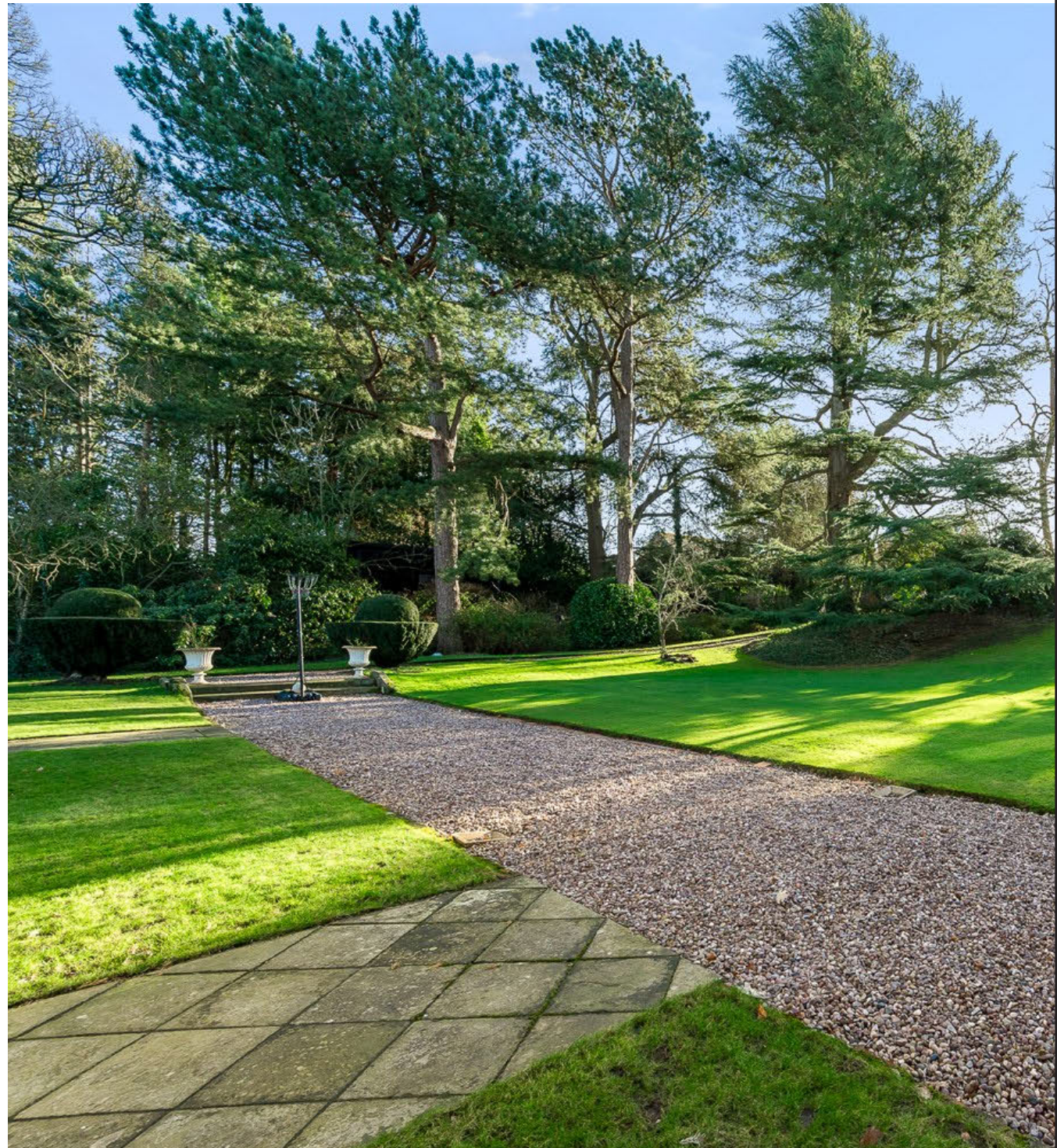
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

## **TENURE**

Freehold. Service Charge - £100 pm

## **LOCAL AUTHORITY**

Warrington Borough Council Band G











### **ENERGY PERFORMANCE RATING**

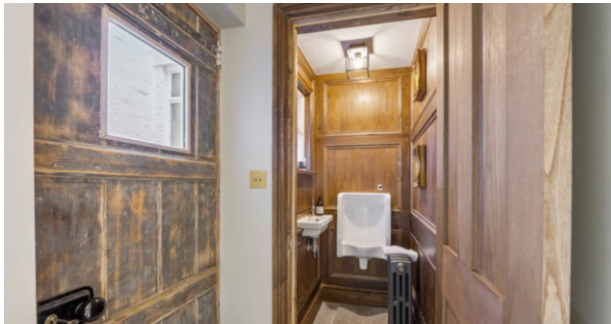
Not applicable as listed Grade II

### **VIEWING**

Viewing strictly by appointment through the Agents.

### **SERVICES (NOT TESTED)**

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.



East Wing/Lymm Hall, Rectory Lane, Lymm  
 Total Approx. Floor Area 5348 Sq.ft. (496.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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