



**GASCOIGNE  
HALMAN**

BROOK HOUSE COURT, LAKESIDE ROAD, LYMM

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THE AREAS LEADING ESTATE AGENT



## BROOK HOUSE COURT, LAKESIDE ROAD, LYMM

### Offers Over £800,000

One of the largest family homes in Lymm at this price. Packed with period features on 4 floors with very spacious proportions and highly flexible space, this house sits in a private courtyard off one of the most prestigious roads, walking distance to schools and the village centre.

This former Victorian mansion house now sits with few neighbours within a private courtyard setting and occupies a prime position within the village just off the highly desirable and prestigious Lakeside Road. A double driveway provides ample parking and one descends to an integral garage whilst to the rear there are lawned and enclosed gardens with good privacy.

The extensive family accommodation is arranged over four floors and extends to about 3379 sq ft. The lower floor/basement has been professionally developed into practical living space and perfect for a dependent relative, extended family or nanny. It presently comprises a lounge, gym, shower room/WC and utility room. The integral garage is conveniently linked also.





At ground floor level there is a welcoming and spacious hallway with cloakroom/WC and the principal reception room with double doors to the living dining kitchen to the rear of the house, There are a range of modern cabinets extending to a large peninsula complete with many integrated appliances. The first floor hosts the principal bedroom with en-suite bathroom and dressing room with two further generous bedrooms, presently used as home offices and a smart bathroom. The top floor, ideal for teenagers maybe, offers two generous double bedrooms both with en-suite facilities.

#### **DIRECTIONS**

SAT NAV WA13 0GR

#### **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

#### **LOCAL AUTHORITY**

Warrington Borough Council. Tax Band:- G

#### **ENERGY PERFORMANCE RATING**

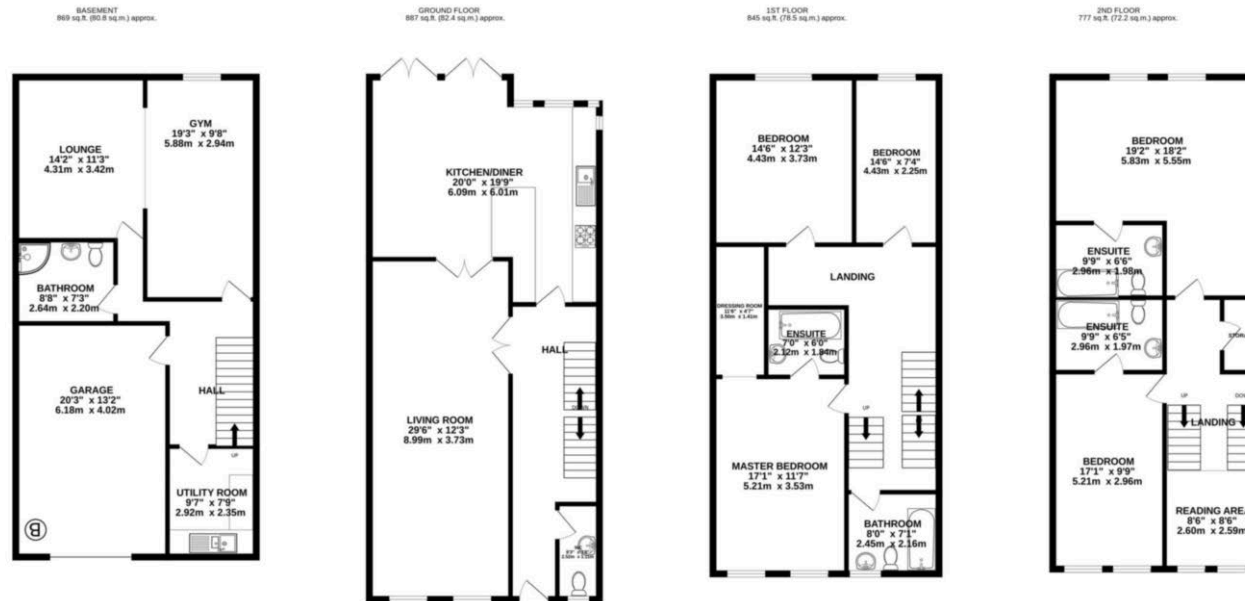
EPC Rating:- B

#### **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. Solar panels generating an average return of about £1500 pa. EV charging point.



TOTAL FLOOR AREA: 3379 sq.ft. (313.9 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

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

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