



**GASCOIGNE
HALMAN**

THE CROSS COTTAGE, TOWNFIELD LANE,
WARBURTON, LYMM

THE AREAS LEADING ESTATE AGENT



THE CROSS COTTAGE, TOWNFIELD LANE, WARBURTON, LYMM

£670,000

Flanked by beautiful and private gardens of 0.25 acres overlooking open countryside, a pretty, detached country cottage full of charm and character.

Desirable edge-of-village location only two miles from Lymm

Believed to have been constructed in the mid-18th century

Sweeping gravel driveway, parking for several cars, detached double garage and old shed

Many original features including beamed ceilings, wall timbers and open fireplace

Requires some modernisation and renovation, with huge potential





The Cross Cottage is believed to have derived its name from the distinctive junction overlooked by the former stocks and a raised base that supported a cross in Roman times. The former associated farmstead was in existence from at least the mid-18th century and the house is understood to have undergone renovation in the late 19th century in the style of the John Douglas buildings seen elsewhere in the village.

The Cross Cottage is set in a delightful location on the edge of the village within Warburton Conservation Area which lies within Trafford Council, affording potential access to excellent grammar schools there. A mature, private garden extending to about 0.25 acres flanks the property and overlooks open countryside. The sweeping gravel driveway provides plenty of parking and leads to a detached double garage and a large shed, albeit in need of repair.

The pretty elevations reveal characterful accommodation which requires general renovation and repair. The rooms feature a combination of original and cosmetic beams and many exposed timbers with an open fireplace that adds to the charm of this detached property. We believe that there is great potential to remodel / extend subject to the necessary planning permissions.

DIRECTIONS

SAT NAV WA13 9SR

LOCATION

Warburton village is just two miles from Lymm which 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 Trans Pennine 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

Trafford Council, Band G

ENERGY PERFORMANCE RATING

EPC RATING:- F

SERVICES (NOT TESTED)

Mains electricity, water and drainage are connected. Oil central heating. Services have not been tested and you are advised to make your own enquiries and/or inspections.

FLOORPLAN & EPC

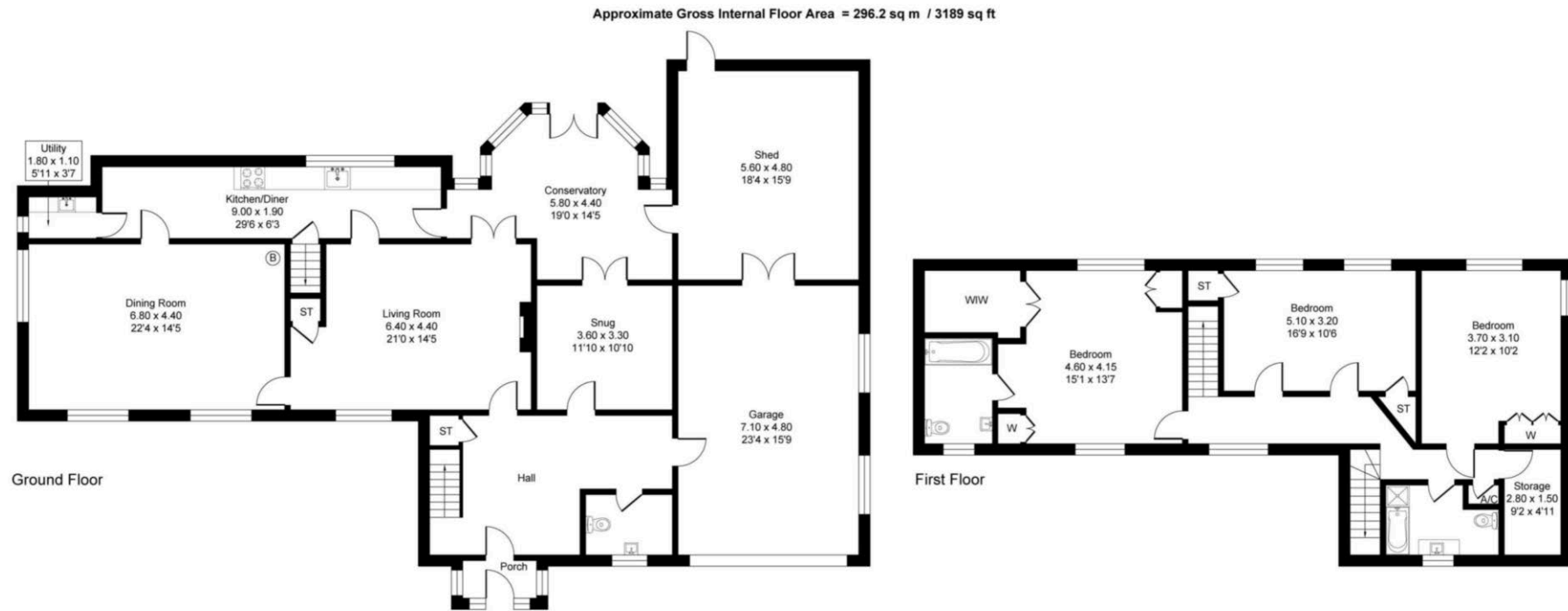


Illustration for identification purposes only, measurements are approximate, not to scale.

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