



**GASCOIGNE
HALMAN**

CHERRY LANE BARNs, LYMM

THE AREAS LEADING ESTATE AGENT



CHERRY LANE BARNES, LYMM

Offers Over £735,000

A stunning barn conversion in contemporary style forming part of an exclusive small development bordering open countryside.

Beautifully appointed and contemporary styled barn conversion

One of just four quality homes forming an exclusive development on the edge of the village bordering open countryside

Within easy reach of the village centre and Lymm Dam

Stunning accommodation arranged over three floors

Finished to the highest standards with quality fixtures and fittings

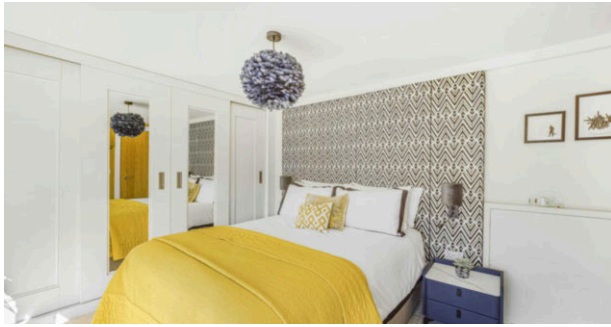
Magnificent, landscaped gardens ideal for alfresco entertaining with a southerly aspect

Ample parking for numerous vehicles

EV charging point

Piped underfloor heating throughout

Internal inspection must be undertaken to fully appreciate!



Lying on the edge of the village yet within easy reach of the centre and Lymm Dam, the Hen House forms part of an exclusive small development of just four beautifully arranged barn conversions which border open countryside. Approached over a long gravel driveway there is ample off road parking adjacent to a generous flat lawn. At the rear the courtyard gardens have been majestically landscaped with an abundance of shrubs, plants and specimen trees surrounding a large decked and terraced area, level to the barn, ideal for alfresco entertaining in relative privacy and a semi-open southerly aspect.

Internally the accommodation has been developed and finished to exacting standards with great attention to detail and the use of quality materials, fixtures and fittings. An impressive reception hallway features full height glazing and a bespoke staircase with integrated lit shelving with cabinets adjacent and Amtico chevron design flooring which extends throughout the majority of the ground floor. There is a stylish cloakroom/WC and a family room ideal for relaxing in the evening. The barn was extended to the rear and now houses the stunning living dining kitchen, again with full height glazing opening onto the decking and terracing with a huge lantern light over. The breakfast kitchen is also open plan and fitted with a comprehensive range of cabinets and a matching island with numerous integrated appliances.

The first floor provides two double bedrooms, again with feature full height glazing, and two bathrooms (one en-suite) and on the second floor the impressive principal bedroom, beautifully fitted with bespoke cabinetry and a media wall, feature vaulted ceiling with large skylight windows, a dressing room and another shower room.

DIRECTIONS

SAT NAV WA13 0UJ

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:- F

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.

Approximate Gross Internal Floor Area = 155.0 sq m / 1668 sq ft

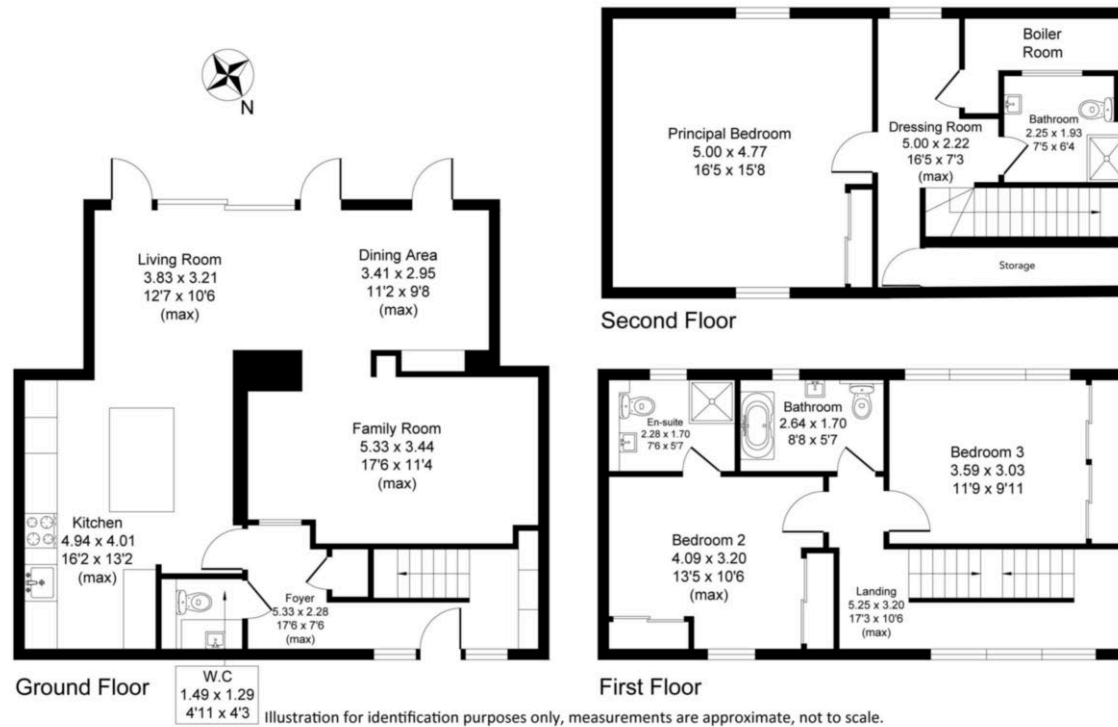


Illustration for identification purposes only, measurements are approximate, not to scale.

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