



**GASCOIGNE  
HALMAN**

THE HAYLOFT, CHERRY LANE BARN, CHERRY LANE,  
LYMM

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THE AREAS LEADING ESTATE AGENT





## THE HAYLOFT, CHERRY LANE BARNES, CHERRY LANE, LYMM

**Asking Price £1,395,000**

Nestled in the prestigious Cherry Lane Barns of Lymm, this modern barn conversion presents a rare opportunity for luxurious living. Boasting a freehold title, this exquisite property offers a harmonious blend of modern sophistication and comfort. Spread across approximately 2,900 sqft of meticulously designed living space, this modern barn conversion showcases unparalleled craftsmanship and attention to detail throughout.





Modern barn conversion

Luxury bespoke open plan kitchen

Seamlessly captures indoor and outdoor living

Four good sized double bedrooms with fitted wardrobes

Large sun terrace with master bedroom

Extremely high quality fixtures and fittings

Driveway for multiple cars

Over 2,900 sq ft of living accommodation

Fully landscaped garden by Evergreen Cheshire





"The Hayloft", as the property is elegantly named, is finished to an extremely high standard. The bespoke open plan kitchen and dining room with breathtaking glass roofs are a key feature and heart of the property. With custom sliding doors it offers a seamless indoor-outdoor flow which creates a superb balance throughout this luxurious property.

To the ground floor, the property features a generous entrance hallway, two good sized reception rooms, fully fitted office and gym room. The property benefits from two downstairs WC's for added convenience and a fully fitted utility room which matches the bespoke kitchen design.

On the first floor this one of a kind property benefits from three double bedrooms, all with fitted wardrobes, two of which with luxury en-suite bathrooms. The fourth bedroom is on the second floor and benefits from another separate en-suite bathroom. The primary bedroom offers a unique addition with a spectacular sun terrace, offering a tranquil and peaceful retreat perfect for a morning coffee or evening aperitif.

Externally the gardens are impeccably landscaped by Evergreen Cheshire, the fully manicured gardens provide a serene escape with an emphasis on quality. The landscaped gardens offer three seating areas and courtyard with water feature. A driveway accommodating multiple cars adds convenience to the upscale lifestyle this property offers.

Priced at £1,395,000, this high-end property is a testament to luxurious living in Lymm at its finest. Don't miss the opportunity to make this exquisite property your own.











## 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:- G

## ENERGY PERFORMANCE RATING

EPC RATING:- B

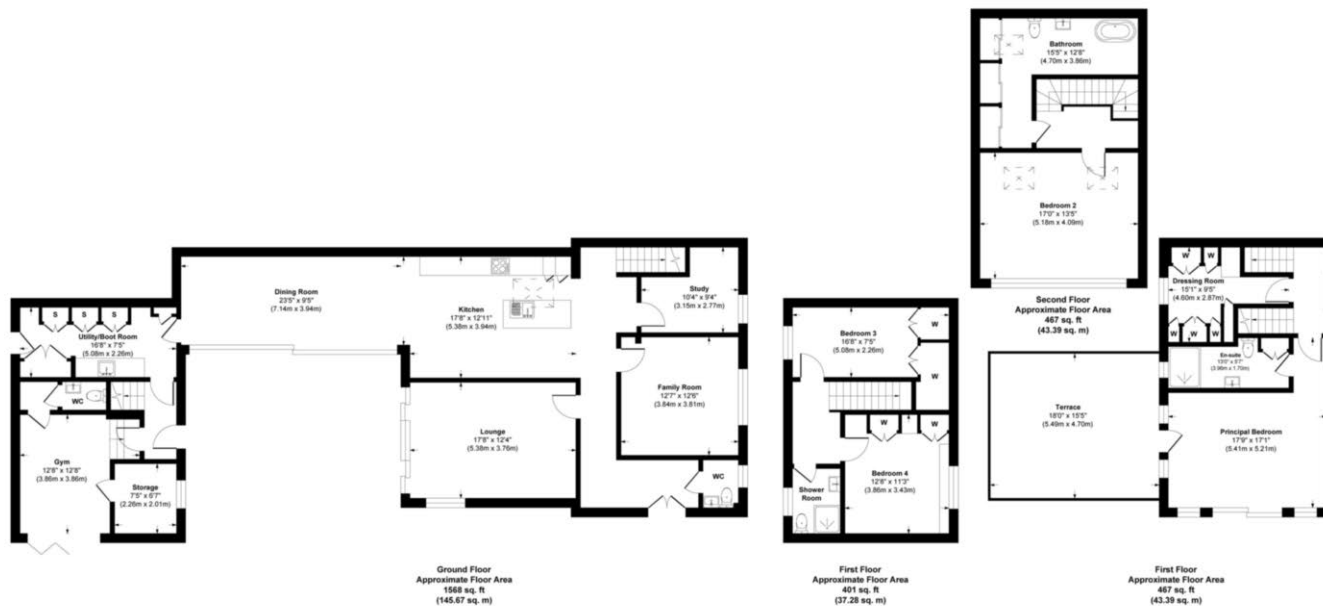
## VIEWING

Viewing strictly by appointment through the Agents.

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.





### Approx. Gross Internal Area 2903 sq. ft / 269.69 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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