



**GASCOIGNE
HALMAN**

CARR GREEN LANE, WARBURTON, LYMM

THE AREAS LEADING ESTATE AGENT



CARR GREEN LANE, Warburton, Lymm

£1,250,000

Presenting a rare opportunity to own a piece of history, Carr Green Farm is a stunning rural property located on Carr Green Lane in the picturesque village of Warburton, midway between Altrincham and Lymm. This charming Freehold property boasts a wealth of character and is now available for sale.





Surrounded by gardens and courtyard

Six bedrooms & three bathrooms

Private gated driveway

Paddock with outbuildings

Farmhouse kitchen with feature Aga

1.01 acre plot

Originally built in 1840

No onward chain



CARR GREEN LANE, WARBURTON, LYMM

This magnificent detached farmhouse offers ample living space with six bedrooms, three bathrooms, and three reception rooms including thirty foot lounge with feature log burners, perfect for family living alongside a garden room and a wine cellar. The property sits on a substantial 1.1 acre plot, providing privacy and tranquility in a serene countryside setting with countryside views from every aspect.

Originally constructed in 1840, Carr Green Farm exudes timeless elegance and offers a unique blend of old-world charm and contemporary comforts. The property features a farmhouse kitchen with a feature aga, adding a touch of rustic charm.

Surrounded by beautifully mature gardens and a sunny side courtyard, this property also includes a 0.8 acre paddock with stables, ideal for those with equestrian interests or growing children wanting space to play. A private gated driveway ensures security and exclusivity, while the absence of an onward chain makes for a smooth and hassle-free purchase.

Don't miss the chance to own this historic gem in Warburton. Priced at £1,250,000, Carr Green Farm is a truly exceptional property that offers a rare opportunity to own a piece of countryside paradise so close to Lymm, Altrincham and Manchester.

DIRECTIONS

SAT NAV WA13 9UL

LOCATION

The location is ideally situated midway between Lymm and Altrincham and offers easy access to Manchester city centre. Lymm & Altrincham are considered to be some 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.

Altrincham with its vibrant town centre and excellent schools has a metro link tram access to Manchester and Manchester airport. 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 train access via Warrington Bank Quay or Stockport stations . Both Lymm and Altrincham afford 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 Borough Council Tax Band:- F

ENERGY PERFORMANCE RATING

EPC RATING:- D

VIEWING

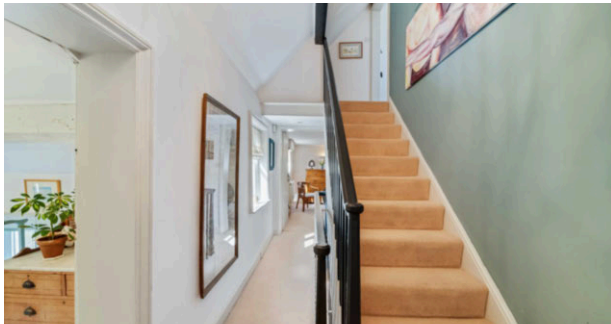
Viewing strictly by appointment through the Agents.

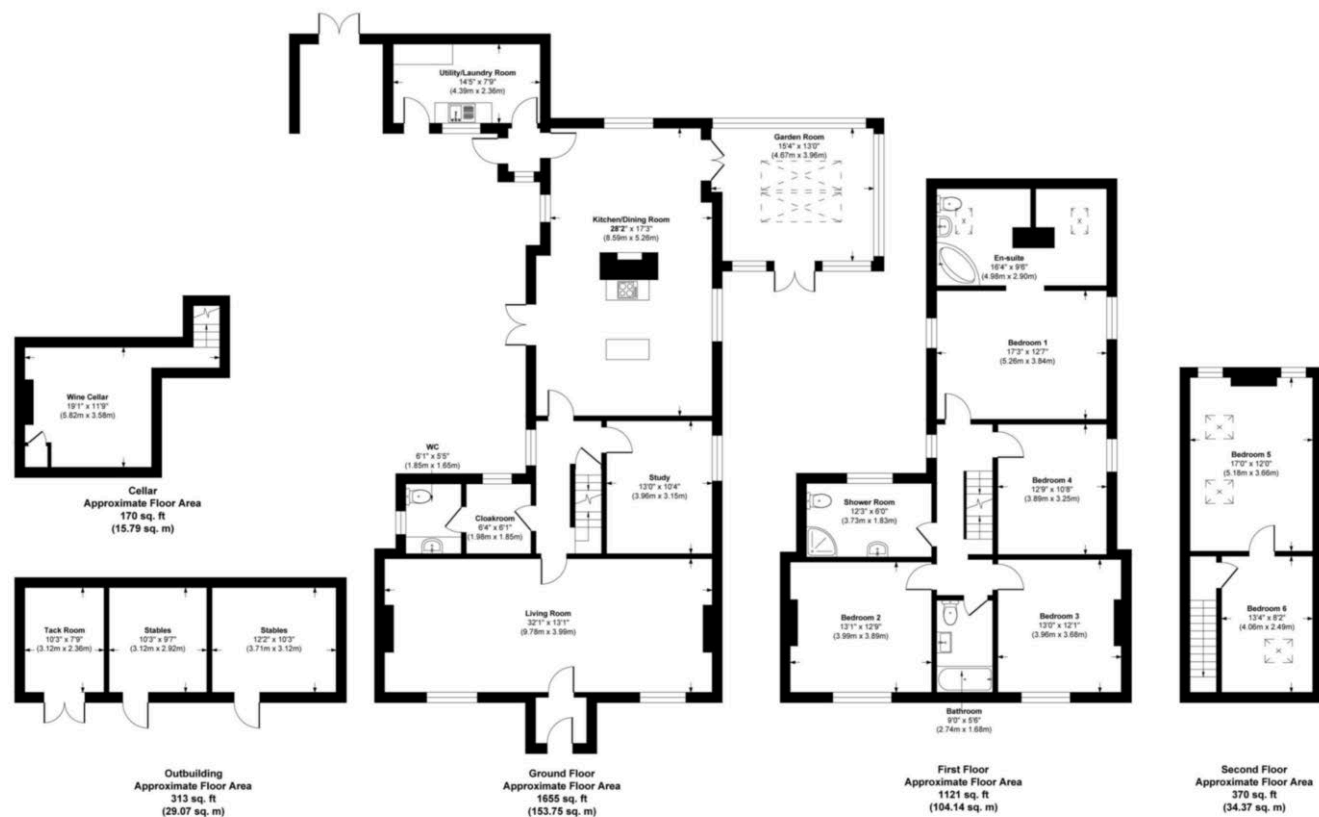
SERVICES (NOT TESTED)

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

GROUND FLOOR

LOUNGE





Approx. Gross Internal Area 3629 sq. ft / 337.12 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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