



**GASCOIGNE
HALMAN**

WELLCROFT GARDENS, LYMM

THE AREAS LEADING ESTATE AGENT



WELLCROFT GARDENS, LYMM

£950,000

Tucked away on the popular Seasons development, this beautifully designed and significantly extended five bedroom detached home offers an exceptional balance of space, style, and energy efficiency - with over 3,000 sq ft of accommodation spread across three thoughtfully planned floors.





Over 3,000 sq ft of internal space

Five large double bedrooms

Three en-suite bathrooms on the first floor

Family bathroom on the top floor

Expansive open-plan kitchen/dining/family room

Two additional receptions rooms inc fitted home office

Private low-maintenance garden

Integrated double garage

Driveway parking with EV charging point

Energy-efficient systems: air-source heat pump, solar panels

Quiet cul-de-sac location on a popular residential estate

Short walk to Lymm High School

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DESCRIPTION

One of the largest house types on The Seasons, this 'Mere' style detached home by Taylor Wimpey combines executive scale with everyday functionality – ideal for busy families or those needing flexibility.

A generous hallway leads to the open-plan kitchen/dining/family room – the home's social hub – where full-width sliding doors and oversized Velux windows flood the space with natural light and create a seamless connection to the garden for effortless al-fresco living. A large island and ample dining space make it ideal for entertaining.

There are also two further reception rooms: a snug/playroom, and a dedicated, fully fitted home office – perfect for remote working, studying or quiet retreat.

The first floor offers three en-suite double bedrooms, including a luxurious principal suite with a walk-in wardrobe and a thoughtfully designed Japan-inspired en-suite bathroom, complete with underfloor heating.

Outside, the garden is private and low-maintenance, with a blend of lawn and patio space ideal for relaxing or entertaining. The integrated double garage provides direct access into the home along with useful storage, and the driveway is fitted with a dedicated EV charger.

On the top floor, two more double bedrooms are served by a family bathroom.

This home doesn't just offer size and style - it's built for the future. With a full air-source heat pump, underfloor heating across the entire ground floor, solar panels, and battery storage, the home is energy-efficient, low maintenance, and cost-effective to run - a rare find for a property of this scale.

Priced at £950,000, this heavily extended property is a rare find and promises a luxurious lifestyle for its new owners. Don't miss the opportunity to make this exquisite house your new home.







DIRECTIONS

SAT NAV:- WA13 0LU

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 RATNG

EPC RATING:- C

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 3008 sq. ft / 279.45 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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