



**GASCOIGNE
HALMAN**

WHITBARROW ROAD, LYMM

THE AREAS LEADING ESTATE AGENT



WHITBARROW ROAD, LYMM

Asking Price £1,100,000

Situated on the desirable Whitbarrow Road in Lymm, this stunning Freehold property proudly named "Lyndhurst" is now available for sale. Beautifully presented Victorian semi-detached property which skilfully combines original elegance with functional design. This substantial seven bedroom property boasts an abundance of original period features and while capturing modern conveniences throughout. Lovingly refurbished by its current owners Lyndhurst offers a brilliant opportunity to purchase a breathtaking property within touching distance from Lymm centre.





Built in the 1890's

Three large reception rooms & two family bathrooms

Seven double bedrooms with primary en-suite

Fitted kitchen & utility room

Driveway for multiple cars with EV charging point

Original period features lovingly restored throughout

Planning for single-storey extension:
App Ref No: 2022/42492

Large, refurbished semi-detached Victorian period property

Substantial mature gardens



WHITBARROW ROAD, LYMM

This substantial semi-detached property exudes charm and character, with a touch of Victorian elegance. The property, built in the 1890s, showcase original period features that have been meticulously restored throughout the property. Offering a breathtaking 3,535 sqft of bespoke living space the ground floor features three large reception rooms, fully fitted kitchen, utility room and downstairs cloak room. The property also benefits from a substantial cellar which is currently utilised as added storage.

The first and second floors offer a staggering seven double bedrooms with primary en-suite and two further bathrooms. The versatility of the upstairs accommodation can be utilised for multiple offices alongside the substantial bedrooms.

Externally, the property benefits from a well established garden which includes a good size lawn, a selection of mature fruit trees and perennial planting. The private gardens offers a fantastic tranquil retreat, and is idea for those who need a substantial outside space. The property also features a detached garage and private driveway for multiple cars with EV charging point.

Furthermore, the property benefits from planning permission for a single-storey extension, offering additional potential for customization and expansion. The Application Reference Number for the extension is 2022/42492.

With a price guide of £1,100,000, this property presents a rare opportunity to own a stunning piece of history with modern comforts. Don't miss the chance to make this remarkable property your new home. Contact us today to arrange a viewing and experience the beauty and elegance of Lyndhurst.







DIRECTIONS

SAT NAV WA13 9BA

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

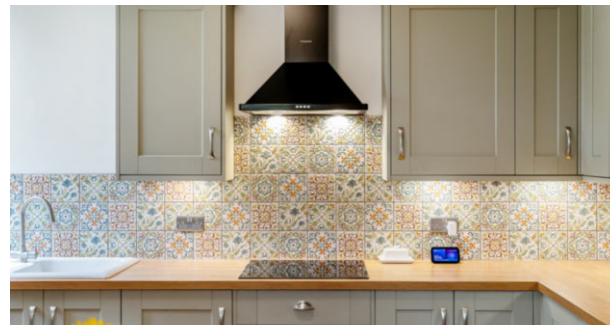
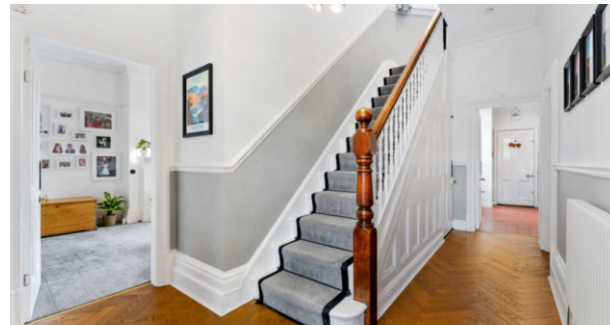
EPC RATING:- E

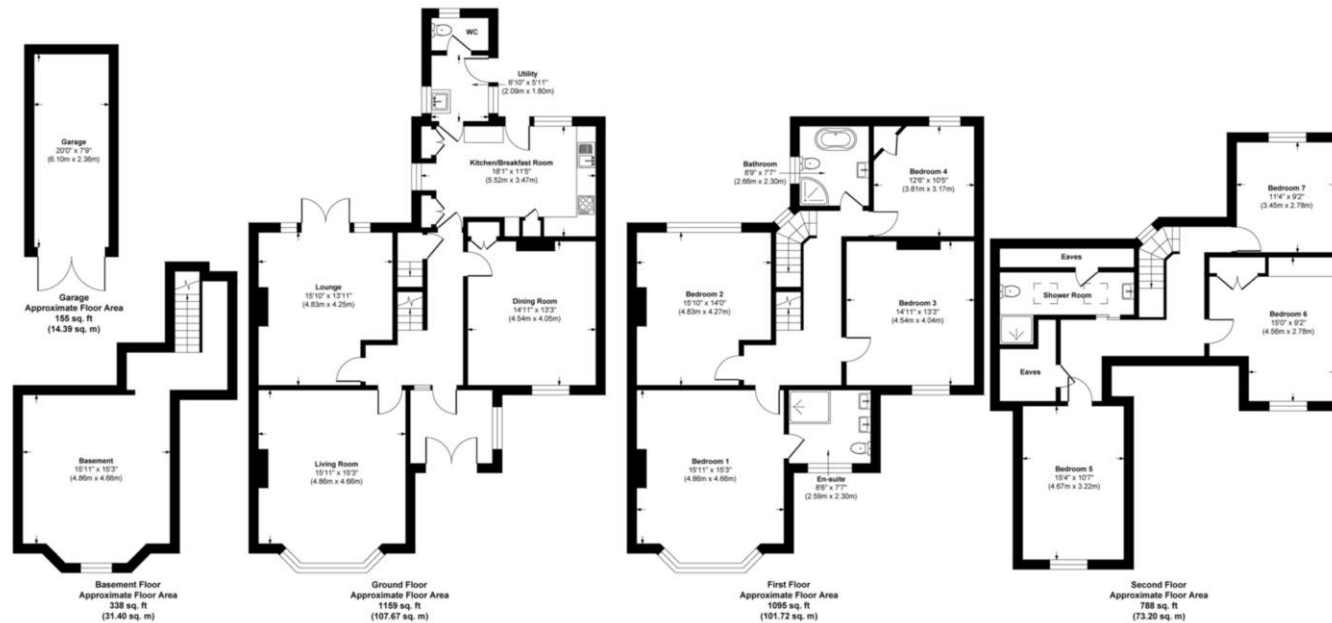
VIEWING

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 3535 sq. ft / 328.41 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.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



LYMM OFFICE

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

**GASCOIGNE
HALMAN**