



**GASCOIGNE
HALMAN**

THE SPINNEY, HIGH LEGH ROAD, LYMM

THE AREAS LEADING ESTATE AGENT



THE SPINNEY, HIGH LEGH ROAD, LYMM

Asking Price £1,100,000

A substantial home offering spacious and versatile accommodation, set in a delightful 3/4 acre garden plot with 360 degree farmland views.





Ground floor lateral living with multiple reception rooms

Over 2600 sqft of versatile living accommodation

Sun room with feature sky light

Master bedroom with dressing room and en-suite

Bespoke bathrooms throughout

Fully fitted high quality office/study

Secure private security gates and large driveway



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DESCRIPTION

With an area of over 2,600 sqft, this property is easily adapted for versatile accommodation to suit all family needs. Currently converted to include a full home office and independent living suite on the first floor, the property is suitable for further development (subject to obtaining the necessary planning permissions). The property is approached through recessed electric gates opening onto a large expanse of driveway providing ample parking leading to detached garage.

The impressive reception hallway measures almost 30 ft and with doors to the rear garden gives a glimpse of the wonderful plot. There is a spacious lounge, sun room with roof lantern and a kitchen diner. The master bedroom has a feature high vaulted ceiling plus dressing room and en-suite. There are two further double bedrooms and family bathroom.

With French doors throughout, leading on to a wrap around Indian sandstone patio, there are plenty of opportunities for outdoor entertaining.

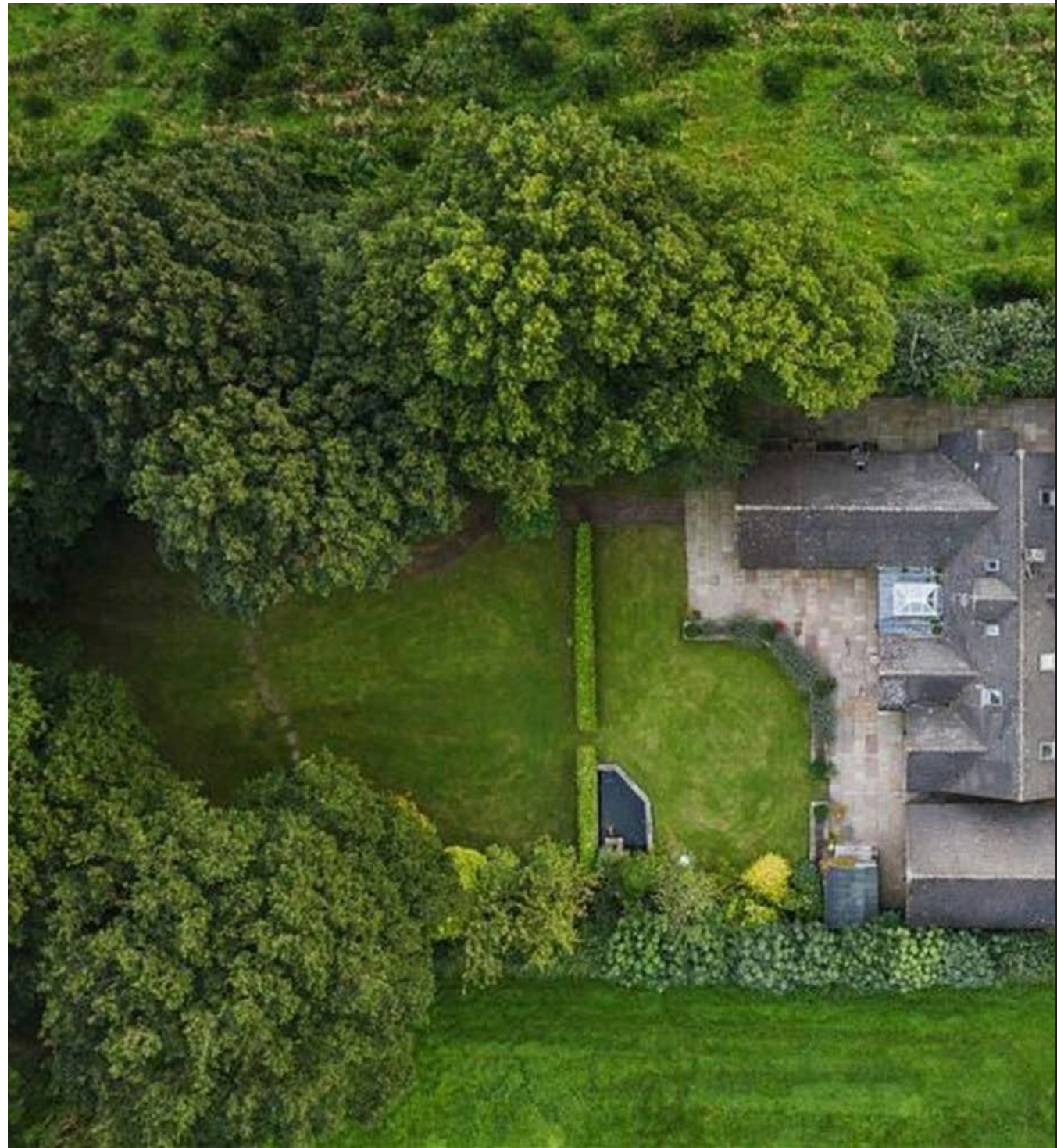
The property is set back in a wonderful garden plot of approx. 3/4 acre with large rear garden with pond and with farmland on all sides giving a delightful rural aspect.

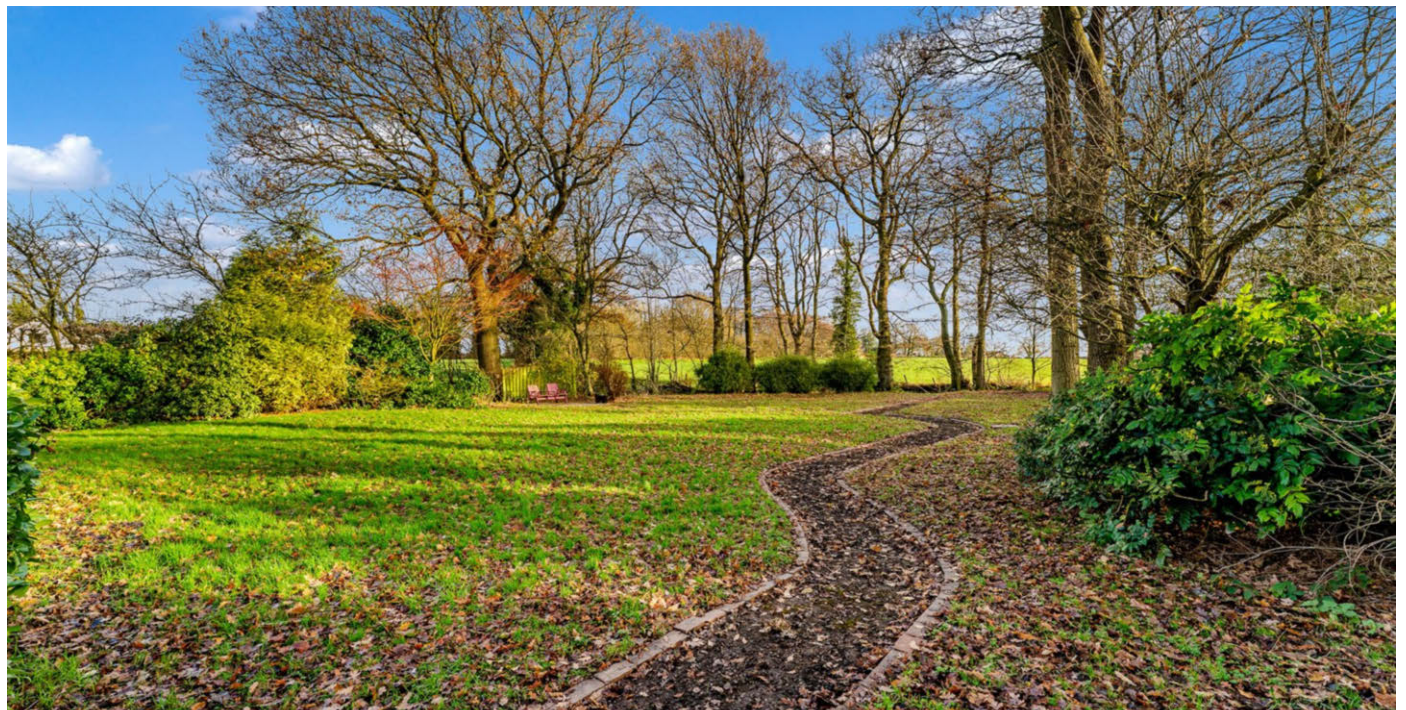
DIRECTIONS

SAT NAV:- WA13 0RT

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:- D

VIEWING

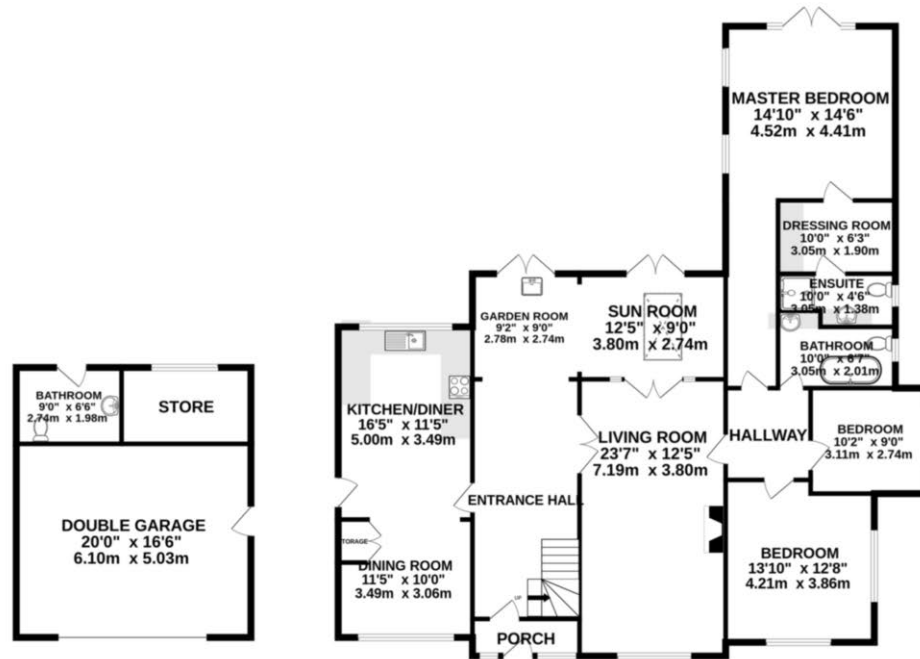
Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

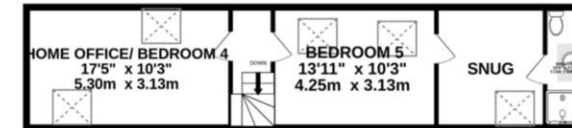
Services have not been tested and you are advised to make your own enquiries and/or inspections.



GROUND FLOOR
2222 sq.ft. (206.4 sq.m.) approx.



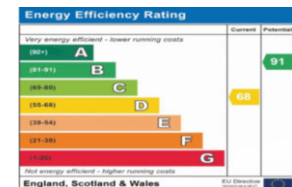
1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 2710 sq.ft. (251.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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