

## Cobblestone Barn, Booths Lane, Lymm, WA13 0PF

Offers Over £500,000

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This delightful, renovated 3 bed converted barn has abundant character and is in perfect move in condition. The interior of the property is a blend of modern, stylish rooms mixed with traditional features and rustic charm. Set in a semi rural location with a feature cobblestone court yard and an enclosed communal orchard. The orchard has a range of fruit trees and is a great space for entertaining, relaxing and offers plenty of scope for gardening enthusiasts. This property offers both privacy and a sense of community. Internal viewings highly recommended.

## Key Features

- Delightful barn conversion with a cobblestone courtyard
- Spacious kitchen, diner, family room
- Family bathroom and an en-suite
- Communal Orchard with fruit trees, vegetable plots and far reaching views
- Easy commute to major motorway network
- Oozing charm and character throughout with beamed, vaulted ceilings
- Good sized lounge with feature fireplace
- Detached garage with light and power
- Septic tank, mains gas and electricity supply
- Internal viewings highly recommended



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 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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