



Location

Lymm is home to some outstanding schools. Lymm High School is located in the community. The school accepts students from Lymm and in the surrounding villages and hamlets. It was judged as 'Good' in its 2018 Ofsted inspection.

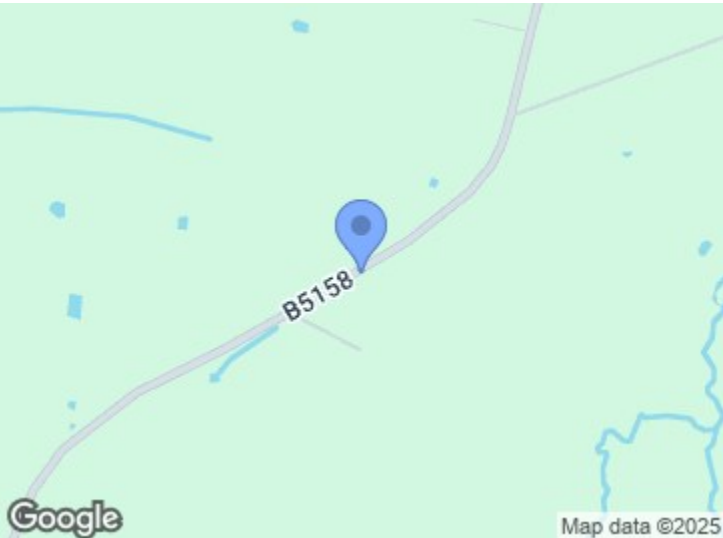
There are four primary schools within Lymm. Three of the primary schools: Oughtrington Community Primary School (Ofsted Rating 'Outstanding', 2020), Ravenbank Community Primary School (Ofsted Rating 'Outstanding', 2008) and Statham Community Primary School (Ofsted Rating 'Good', 2018) formed as an Academy (The Beam Education Trust) in May 2021. The fourth primary school is Cherry Tree Primary School located in the South area of Lymm and at its last Ofsted inspection was rated as 'Outstanding'.

Lymm village centre is a designated conservation area. Lymm Cross, usually known simply as "the Cross", is a Grade I listed structure dating from the 17th century, restored in 1897.

The M56 (junctions 7 and 9) and M6 (junction 20) motorways are both within 3 miles (4.8 km) of Lymm. [21] The conjunction of these motorways with the A50 is known as the Lymm Interchange, and hosts a service station known as the Poplar 2000 services, a well-used truck stop. The A56 also passes just south of the village, connecting the nearby towns of Warrington and Altrincham. [23] The CAT5/5A buses to Lymm from Warrington and Altrincham are frequent on weekdays and Saturdays.

Association football is played at Lymm F.C. (three teams) Lymm Rovers F.C. and Lymm Piranhas J.F.C., whilst Lymm Rugby Union Club fields four teams on a regular basis. There is angling at Lymm Dam and at Meadow View, Whitbarrow Road, Statham, where there are three man-made lakes stocked with a variety of fish. Angling is represented by the Lymm Angling Club.

Lymm has a number of other sports facilities, including Lymm Golf Club and nearby High Legh Park Golf Club; Lymm Lawn Tennis and Croquet Club; Lymm Oughtrington Park Cricket Club, whose home ground is in the former grounds of Oughtrington Hall, a former ancestral home of a cadet branch of the Leigh



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	55		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Lymm



SEMI-RURAL LOCATION | SET IN EXTENSIVE GARDENS with STABLES | 1920s DETACHED Home | GREAT OPPORTUNITY for DEVELOPMENT or RENOVATION. Believed to occupy approximately 0.39 acres, this characterful detached home offers spacious accommodation including an entrance porch, hallway, lounge, family room, study, dining kitchen and pantry. A rear vestibule and porch leads to the utility, shower room, coal store and double garage with a first floor studio. The first floor includes three double bedrooms, bathroom and a separate WC.

Lymm

Cherry Lane



Occupying a semi-rural setting, this 1920's detached residence sits on a generous plot with excellent scope for both extension and renovation. The property enjoys generously proportioned accommodation presented over two storeys, in addition to a studio set above the double garage and a rear porch/vestibule linking the ground floor accommodation.

Set in extensive gardens with stables, the house comprises an entrance porch with 'Quarry' tiled flooring which in turn leads to a welcoming hall featuring access to the remainder of rooms combined with a turning staircase with picture window, storage cupboard and a plate rack, dual aspect lounge with a recessed chimney breast, family room again with a recessed chimney breast and bay window, study, dining kitchen with elementary units and some appliances and pantry. The rear vestibule and porch provide access to the utility room, shower room, coal store and double garage up on where a further staircase provides access to the studio and further shower room. The first floor features a good size landing, three double bedrooms, bathroom and a separate WC.

Accommodation

Ground Floor

Entrance Porch

4'0" x 2'10" (1.23m x 0.88m)

Accessed through glazed double doors with 'Quarry' tiled flooring and a frosted glazed door leading to the:

Entrance Hallway

10'6" x 10'3" (3.21m x 3.14m)

Welcoming and characterful reception with a turning staircase to the first floor with a PVC double glazed 'picture' window to the front elevation and an understairs cupboard housing the electricity meter and consumer unit. Plate rack, telephone point and a double central heating radiator.

Lounge

21'10" x 12'5" (6.68m x 3.79m)

A light and airy room with two PVC double glazed windows to the side elevation and a stained glass leaded bay window to the front elevation, in addition, a recessed chimney breast with a raised tile hearth set adjacent to a display surface, ceiling coving, double central heating radiator and a central heating radiator.

Family Room

13'11" x 13'10" (4.25m x 4.23m)

Again a dual aspect room with a stained glass bay window to the side elevation with inset seating combined with double glazed 'French' doors opening on to the rear patio. Recessed chimney breast with a raised tile hearth, ceiling coving and a double central heating radiator.

Study

10'3" x 4'11" (3.13m x 1.50m)

Twin stained glass leaded glazed windows to the front elevation as well as a PVC double glazed window to the side elevation.

Dining Kitchen

16'10" x 10'3" (5.15m x 3.13m)

Fitted with a range of matching base, drawer and display units, in addition to a one and a half bowl composite sink unit with drainer and mixer tap set in a heat resistant, roll edge work surface with a tile splashback. Appliances including a four ring electric hob with grill and oven, complete with a fridge. Inset lighting, ceiling coving, dado rail, double glazed windows to the rear and side elevations combined with a double glazed door to the rear elevation and a double central heating radiator.

Pantry

6'2" x 4'5" (1.90m x 1.37m)

Range of base, drawer and eye level units complete with tiled flooring.



Bedroom Two

12'5" x 12'2" (3.79m x 3.71m)

PVC double glazed window to the front elevation, picture rail and a central heating radiator.

Bedroom Three

13'6" x 12'5" (4.14m x 3.80m)

Floor to ceiling cupboard providing hanging and shelving space, picture rail, PVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

7'0" x 6'7" (2.15m x 2.02m)

Comprising a tiled bath and a pedestal wash hand basin. Part tiled walls to dado height, cushioned vinyl flooring, airing cupboard and a PVC double glazed window to the rear elevation.

WC

7'0" x 3'0" (2.15m x 0.92m)

Low level WC, cushioned vinyl flooring and a PVC frosted double glazed window to the rear elevation.

Double Garage

19'9" x 18'2" (6.02m x 5.55m)

Vehicular access via two up 'n' over doors, window to the rear aspect, door leading to the garden, sink and cold water tap, electric consumer unit, lighting and a staircase leading to the:

Studio

19'8" x 15'11" (6.01m x 4.87m)

Feature stained glass circular window to the front elevation, PVC double glazed window to the side elevation and a further window to the rear elevation. Inset lighting and loft access.

Shower Room

8'3" x 4'9" (2.53m x 1.45m)

Tiled cubicle with a thermostatic shower, wash hand basin and a low level WC. Double glazed 'Velux' window, tiled flooring and part tiled walls.

Outside

The property enjoys extensive gardens to the front side and rear elevations featuring lawned gardens, stables, patio, pergola and gravelled areas. The front boasts a tarmac driveway providing parking for several cars which leads to the double garage set adjacent to further gardens set behind a hedgerow.

Tenure

Freehold.

Council Tax

Band 'G' - £3,651.63 (2024/2025)

Local Authority

Warrington Borough Council.

Services

No tests have been made of main services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA13 0SY

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.



Rear Vestibule

8'2" x 3'4" (2.49m x 1.04m)

Dado rail.

Utility Room

11'10" x 6'11" (3.62m x 2.13m)

Range of base and eye level units, stainless steel, single sink drainer unit and spaces for free standing appliances. Wall mounted 'Glow Worm Hideaway' boiler and a double glazed window to the rear elevation.

Shower Room

7'6" x 5'7" (2.31m x 1.71m)

Three piece suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin and a low level WC. Inset lighting, part tiled walls to dado height and ceiling coving.

Rear Porch

3'6" x 3'4" (1.07m x 1.03m)

Loft Access.

Coal Store

3'1" x 2'9" (0.94m x 0.84m)

First Floor

Landing

12'6" x 9'11" (3.82m x 3.04m)

Storage Cupboard.

Bedroom One

13'10" x 11'11" (4.24m x 3.65m)

PVC double glazed windows to both the side and front elevations, Picture rail and a central heating radiator.