

- A Well Presented Three Bedroom Barn Conversion
- Open Plan Family Dining Kitchen
- Family Bathroom
- Cobbled Courtyard With a Garage & Parking
- Spacious Lounge
- Three Double Bedrooms
- Idyllic Semi Rural Location
- Sought after Location

Offers In The Region Of £535,000



Welcome to Cobblestone Barn. A spaciouly deceptive yet charming three bedroom barn conversion, offering a peaceful retreat from the hustle and bustle of daily life. This property epitomises the perfect blend of modern living and tranquil surroundings and only a stones throw from the centre of the aspirational Lymm Village,

As you approach the property, you'll be captivated by its picturesque semi rural setting, surrounded by lush greenery and mature trees that provide privacy and a sense of seclusion, before entering a beautiful courtyard .

A unique opportunity to enjoy and relax in a secluded, private orchard. Perfect for leisure or entertaining. If you are a keen gardener, there is also an allotment area to try your hand at growing your own!

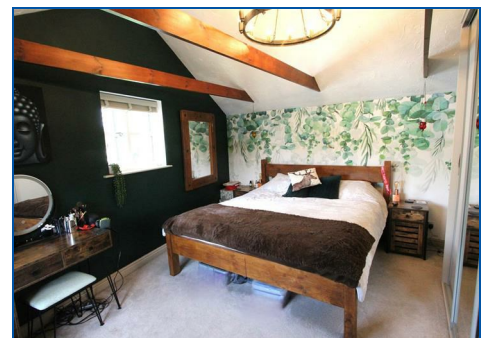
With outstanding local schools. Its prime location and exceptional features, this property is an opportunity you won't want to miss.

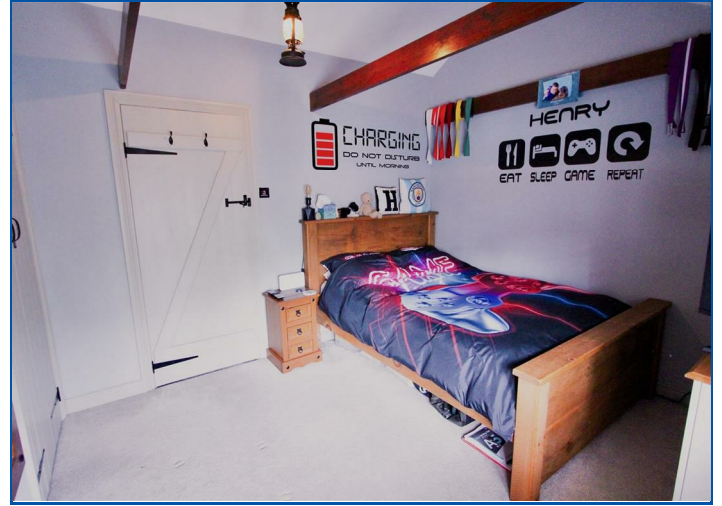
Whether you are looking to downsize or start a family, you will experience a seamless blend of period charm and modern updates, creating an inviting atmosphere for you to thrive.

This home is perfectly tailored to suit any family, offering flexible living spaces that captivate with their elegance and functionality. At its heart, is a spacious open-plan family dining kitchen, highlighted by tastefully tiled floors and abundant natural light from large windows. The kitchen dazzles with modern sophistication, featuring granite countertops, a Belfast sink with a modern mixer tap, a premium 'Range Master' cooker, and an elegant extractor hood. The inclusion of

integrated appliances like a dishwasher and a mains-connected American fridge/freezer, along with extensive storage, elevates the convenience. Adjacent, a large reception room which offers a cosy retreat. Hardwood double glazed French doors lead to a lush garden and patio, blending the interior's luxury with outdoor beauty. The ambience is further enriched by wooden floors and a remote-controlled gas 'log burner' in a stunning brick fireplace.

Upstairs, three well-appointed bedrooms await, each with unique features. The second bedroom offers a modern en-suite, and delightful views. An opulent family bathroom, with its sophisticated fixtures, wood-effect tiles, and a skylight, continue the theme of luxury. The master suite provides a spacious retreat with soft carpeting, exposed beams, and contemporary storage. The property offers period charm whilst benefitting from many essential modern features.





We strongly urge potential purchasers to take the time to view this property internally to appreciate the size and luxury that the accommodation has to offer.

Lounge

17'4" x 12'9" (5.3 x 3.9)

Dining Kitchen

13'9" x 12'9" (4.2 x 3.9)

Family Room

17'5 x 13'9 (5.31m x 4.19m)

Bedroom 1

13'9" x 12'9" (4.2 x 3.9)

Bedroom 2

11'1" x 10'5" (3.4 x 3.2)

En Suite

5'10" x 3'11" (1.8 x 1.2)

Bedroom 3

13'9" x 11'1" (4.2 x 3.4)

Bathroom

10'2 x 6'2 (3.10m x 1.88m)

Council Tax Band

Council Tax band F Payable to Warrington Borough Council

Tenure

Freehold

Viewings

Strictly via the selling agents Ridgeway Residential Estate Agents

Disclaimer

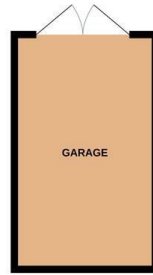
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GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	