



Cheriton Farm Barn 38 Booths Lane, Lymm, Cheshire, WA13 0PF

£775,000





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We have a fabulous barn ready for conversion with attached modernised cottage which would provide an L-shaped four bedroom home situated in approximately 1/3 acre of gardens. The property has its own driveway with gates onto the large rear garden which backs onto farmland. There is also a courtyard area to the side. The barn consists of a large area with floor to ceiling fireplace, exposed beams, minstrel's gallery, kitchen area with original range and two separate w.c. There are large barn doors which could be glazed. a first floor could be installed which would connect through to the attached cottage which consists of a hallway with cloakroom/wc, staircase to first floor and a large entertaining room with wood burning stove, exposed beams and french doors leading into the garden. There is also a kitchen area. Upstairs there are two large bedrooms, one with ensuite wet room and a further w.c. THIS IS A GREAT OPPORTUNITY TO RENOVATE A BARN TO YOUR SPECIFICATION WHILST LIVING IN THE COTTAGE. RURAL LOCATION CLOSE TO LYMM VILLAGE CENTRE. DONT HESITATE TO BOOK A VIEWING.



## Description



null

Council Tax Band:

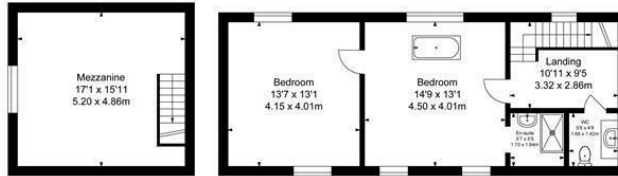
Available:



## Floor Plans

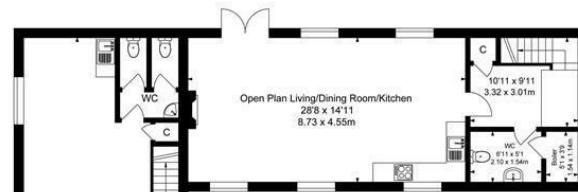
### The Barn, Booths Lane, Lymm

Approximate Gross Internal Area :-  
 Ground Floor :- 55.82 sq m / 601 sq ft  
 First Floor :- 55.82 sq m / 601 sq ft  
 Outbuilding (Ground Floor) :- 83.37 sq m / 897 sq ft  
 Outbuilding (First Floor) :- 25.61 sq m / 276 sq ft  
 Total :- 220.62 sq m / 2375 sq ft



Outbuilding (Mezzanine)

First Floor



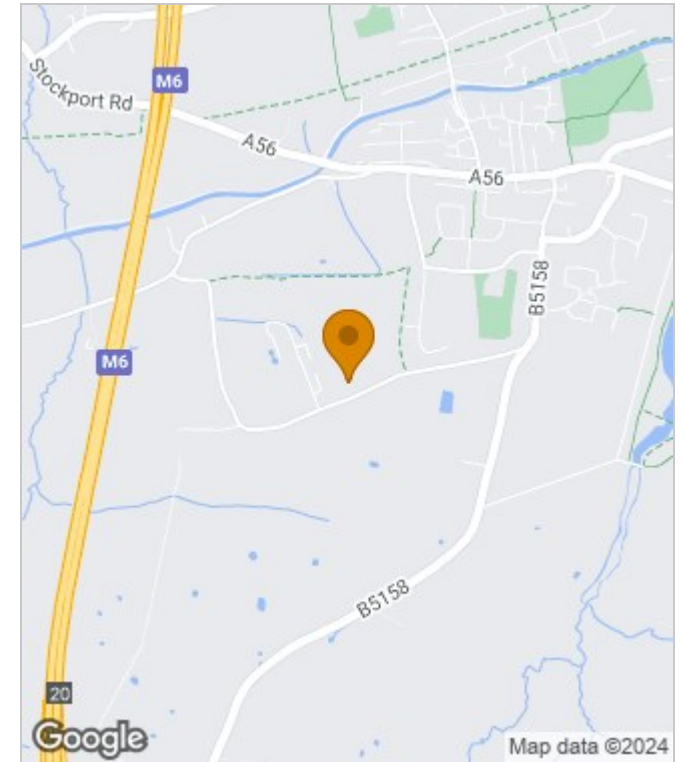
Ground Floor

Barn Conversion  
56'2 x 17'3  
17.11 x 5.27m

Outbuilding (Ground Floor)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

## Area Map



## Energy Performance Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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