









New Field Cottage West Hyde, Lymm, WA13 0HA £415,000

Nestled in the picturesque village of Lymm, Newfield Cottage is a delightful period property which is one of Lymm's original Fustian cottages, it beautifully combines history, charm, and character. This enchanting cottage features an inviting open-plan kitchen diner, which flows seamlessly into a utility room, making daily living both practical and enjoyable. The living room boasts an open fire and exposed brickwork adding a touch of warmth and character and creating a cosy atmosphere.

The rooms are bright and spacious and offer flexible living space.

With four well-proportioned bedrooms, 3 of which are doubles it offers ample space for families or those seeking a comfortable home.

The property is complemented by a pretty, good-sized courtyard garden, providing a lovely outdoor space for relaxation or entertaining guests.

This charming cottage is a rare find, offering a unique blend of historical allure and modern living in a sought-after location.

Newfield Cottage is ideally located within walking distance to Lymm Village, where you can explore local parks, charming shops, and delightful eateries. The surrounding area offers a wonderful sense of community and a variety of leisure activities, making it an ideal place to call home.

## Description

- Charming Original Fustian Cottage4 Great Size Bedrooms
- Open Plan Kitchen Diner

- Feature Open Fire and Exposed Brick Work
   Pretty Court Yard Garden
   Walking Distance to Lymm Village
   Close to Local Parks and Bridgewater Canal







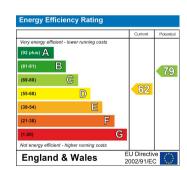
Council Tax Band: D

Floor Plans Area Map

## Newfield Cottage, West Hyde, Lymm Approximate Gross Internal Area:-Ground Floor: - 59.57 sq m / 641 sq ft First Floor :- 50.62 sq m / 545 sq ft Second Floor :- 28.36 sq m / 305 sq f Total :- 138.55 sq m / 1491 sq ft 7'7 x 7'0 2.30 x 2.13m Bedroom Kitchen/ 8'2 x 6'11 Bedroom Dining Room 2.50 x 2.10m 11'8 x 8'7 15'11 x 14'4 3.56 x 2.62m 4.84 x 4.38m 8'4 x 8'3 2 53 x 2 51m Lounge 19'5 x 15'11 Bedroom 19'3 x 15'10 5.93 x 4.84m Bedroom 5.86 x 4.83m 15'11 x 12'8 4.84 x 3.87m **Ground Floor** First Floor Second 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.



## **Energy Performance Graph**



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