



The Cottage 10 Fletchers Lane, Lymm, Cheshire, WA13 9PP  
**£4,750 Per Month**





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AVAILABLE 1.3.26. This beautiful property is situated in a quiet backwater yet within walking distance of Lymm village centre. Double electric gates lead over the hand placed stone sets driveway to the car port and woodstore area, there is no access to the garage but plenty of alternative storage, the front garden has been professionally landscaped with raised beds containing cottage flowers. An oak porch, entrance hall with underfloor heating and stone effect Italian porcelain tiles leads you into the kitchen with a bespoke hand built kitchen with central island, butlers pantry, wine fridge, dishwasher, fridge and freezer. Italian porcelain tiled floor, underfloor heating, cottage beams opening up to a dining space which holds a Cheshire brick fireplace with solid oak mantle and double wooden patio doors leading out into the garden from the dining area. Utility room and wc. Sitting Room dating back 300 years with exposed brick fireplace, wood burner and solid oak beams. Second lounge to the front, door through to games room with Riley Snooker table in situ, inner hall, shower room and office/bedroom five with a stable style door to outside. Following the stairs you are led to the landing where you will enter the Master bedroom with bespoke hand made fitted wardrobes, dressing room and ensuite shower room plus three further double bedrooms all filled with character. A fabulous family bathroom with double ended slipper bath, tiling, panelling and separate shower. The rear garden extends to approx half an acre offers stunning entertaining areas, extensive lawn, borders, shrubs and trees offering privacy. The entertaining areas include an outside kitchen with pizza oven and covered dining area with outside wc and storage cupboard plus a summer house and tiled dining areas.



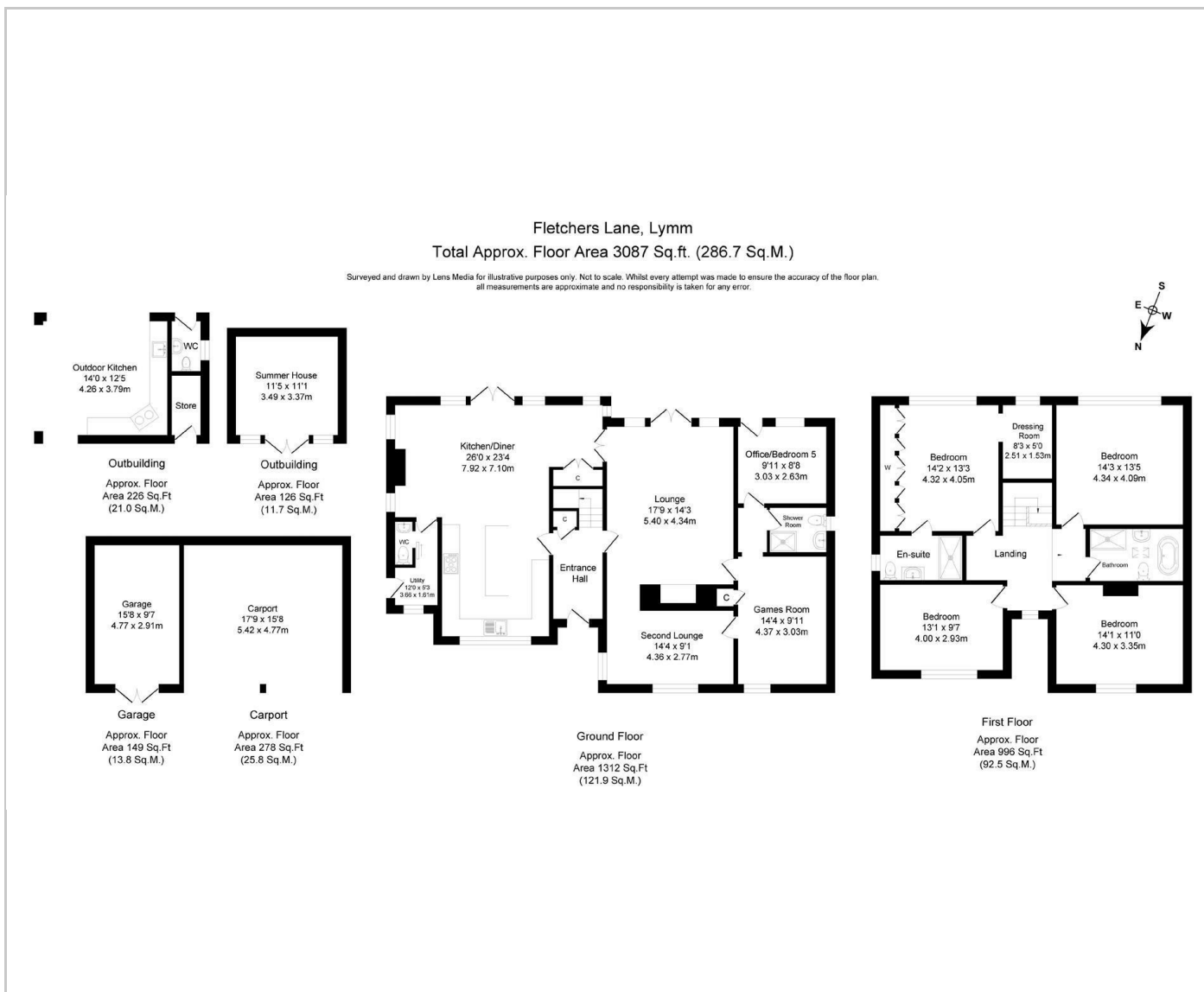
## Description



Council Tax Band: F



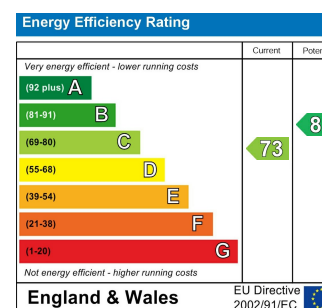
## Floor Plans



## Area Map



## Energy Performance Graph



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