

The Chimneys Mill Lane, Lymm, WA13 9SG

Offers Over £1,300,000

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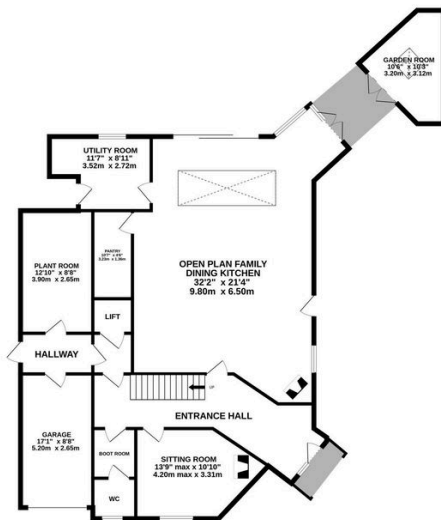


Built in 2022, this exceptional contemporary home offers versatile multi-generational accommodation with lift access to all floors. Features include wet underfloor heating, an air source heat pump, heat recovery ventilation and solar roof tiles with battery storage. The open-plan kitchen, dining and family room is flooded with natural light, while the principal suite with dressing room and ensuite, and a self-contained top-floor guest suite, provide luxurious living. Set within landscaped gardens with limestone terraces and far-reaching countryside views, the property also includes a garden room, garage and generous driveway. Internal viewings highly recommended.

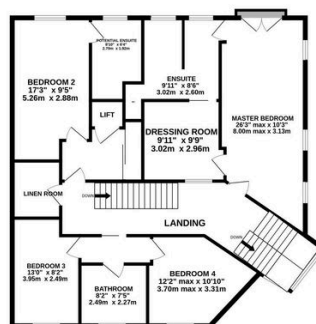
Key Features

- Exceptional contemporary residence built in 2022
- Designed for multi-generational living with versatile accommodation
- High-specification kitchen with quartz worktops, premium integrated appliances and walk in larder
- Self-contained top-floor guest suite with private inner hallway
- Landscaped, fully enclosed gardens with limestone patios and far-reaching countryside views
- Accessible lift providing access to all floors
- Impressive open-plan kitchen, dining and family room with roof light over dining area
- Principal bedroom suite with dressing room and luxury ensuite
- Energy-efficient, A rated home with air source heat pump, inset solar roof panels and Tesla battery wall
- Integral garage, garden room and generous driveway

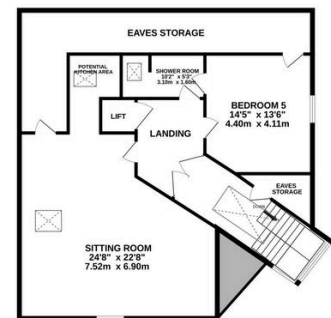
GROUND FLOOR
1635 sq.ft. (151.9 sq.m.) approx.



1ST FLOOR
1266 sq.ft. (117.6 sq.m.) approx.



2ND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA: 4134 sq.ft. (384.1 sq.m.) approx.

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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