



**GASCOIGNE  
HALMAN**

COPPER BEECHES, WEST LANE, HIGH LEGH, KNUTSFORD,  
WA16 6UF, EPC RATING:- C / COUNCIL TAX BAND:- F

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THE AREAS LEADING ESTATE AGENT



## **COPPER BEECHES, WEST LANE, HIGH LEGH, KNUTSFORD, WA16 6UF, EPC RATING:- C / COUNCIL TAX BAND:- F**

### **Offers Over £650,000**

Overlooking the fields and hedgerows of this little corner of Cheshire, Copper Beeches is a bespoke four-bedroom homes. Located in an exclusive gated development is set within its own grounds, providing privacy and security for buyers, in the style of a traditional rural farmstead. A delightful rural setting for a contemporary property with character, High Legh is perfectly located for anyone searching for the tranquillity of country living within easy distance of local village amenities, market town boutiques, major city centres, the motorway network and two international airports.

Four bedroom barn conversion

Bespoke fitted kitchen

Outstanding rural location

Secure gated development

Offered with no onward chain





Finished in a Cheshire red brick with timber and brickwork detailing, Copper Beeches draws inspiration from the characteristics of the areas traditional farm buildings, and combines these with the clean modern interior expected of a luxury property. A home to be proud of, a home to enjoy, Copper Beeches offers buyers the chance to purchase a property in an outstanding rural, but well-connected, location.

Internally the property briefly comprises of an entrance hallway, downstairs WC, bespoke fitted kitchen and dining room and fantastic sized living room. The first floor accommodation includes four double bedrooms, large store cupboard and a modern family bathroom complete with separate shower room. The main bedroom benefits from a Juliette balcony overlooking the communal gardens and a modern En-suite shower room.

Copper Beeches brings together considered interior styling and high quality materials, along with the technology and modern conveniences that make a house a home. The property provides the perfect balance of elegance and and environmental awareness including water-saving bathroom technology, a top-rated heating system with air source heat pump, all of which help to reduce running cost and lower emissions.

This property is a great opportunity, offering a harmonious combination of modern and rural living with easy access to practical amenities. With a price of Offers Over £675,000 don't miss the opportunity to make this stunning property your new home.

#### **DIRECTIONS**

SAT NAV WA16 6UF

#### **LOCATION**

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Cheshire East Borough Council Tax Band:- F

#### **ENERGY PERFORMANCE RATING**

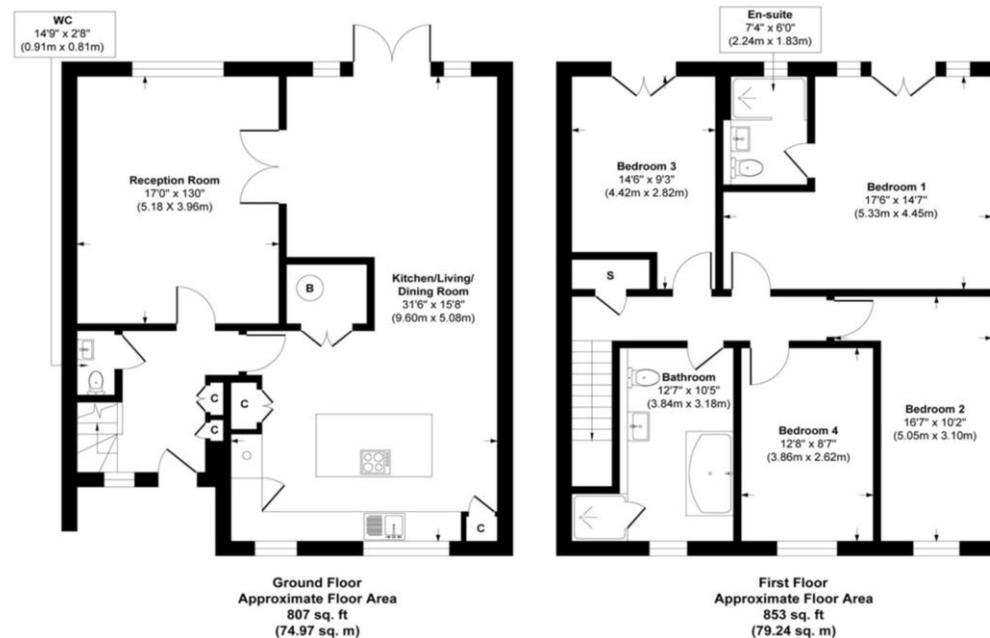
EPC RATING:- C

#### **VIEWING**

Viewing strictly by appointment through the Agents.

#### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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