


Model Farm, Higher Lane, Lymm, WA13 0RH

Offers Over £1,500,000

 4  3  4



RARE TO MARKET: - Model Farm – Character Farmhouse with Land & Equestrian Facilities

A charming mid-1800s detached four-bedroom farmhouse set within approx. **5.2 acres**, enjoying open countryside views and offered with **no onward chain**.

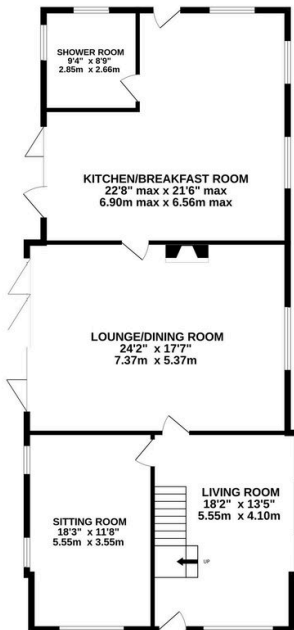
The property features spacious, character-filled living accommodation alongside extensive outbuildings, including stables, barns, workshops, and a former cottage/store with development potential. Externally, there is a courtyard garden with swimming pool, orchard, paddock, and farmland.

Ideal for equestrian use or a smallholding, with ample parking and versatile space throughout.

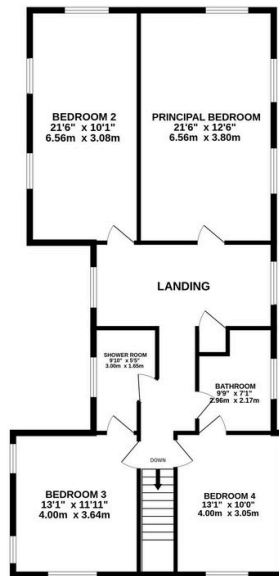
Key Features

- Detached mid-1800s farmhouse
- Four bedrooms with ensuite facilities
- Dining kitchen with Aga
- Stabling for four horses and tack room
- Orchard, paddock and farmland
- Approx. 5.2 acres of land
- Multiple reception rooms with period features
- Courtyard garden with outdoor swimming pool
- Extensive barns, workshops & outbuildings
- No onward chain with countryside views

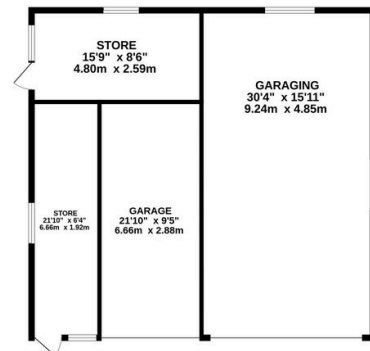
GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



1ST FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



OUTBUILDINGS
961 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA: 3431 sq.ft. (318.8 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.

Made with Metropix ©2026